



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

Subject: **124 South Swall Drive (PL1402459)**

A request for an R-1 Design Review Permit to allow a second-story addition to a previously approved one-story façade remodel 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: Sam Ghanouni

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

REPORT SUMMARY

The applicant is requesting approval of a revision to allow a second-story addition to a previously approved one-story façade remodel located in the Central Area of the City south of Santa Monica Boulevard. The project was previously approved by the Design Review Commission at its meeting on February 2, 2012 (Attachment A). Based on the scope of work for the revision, City staff is unable to make the determination that the changes substantially comply with the approved plans and the project is before the Commission for review. The modification consists of a second-story addition that is recessed approximately 22'-6" from the face of the ground floor façade. All materials are proposed to match those previously approved.

URBAN DESIGN ANALYSIS

The bulk and mass of the second floor overpowers the ground floor façade. It appears to lack sufficient detail in terms of façade fenestration to create a fully consistent design between the two stories. The applicant should look at design options to better integrate the two areas of the residence and to create a greater level of internal compatibility.

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

Attachment(s):

- A. Previously Approved Plans – February 2, 2012
- 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



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455 North Rexford Drive

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project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, February 21, 2014; the site was posted on Friday, February 21, 2014. To date staff has not received comments in regards to the submitted project.



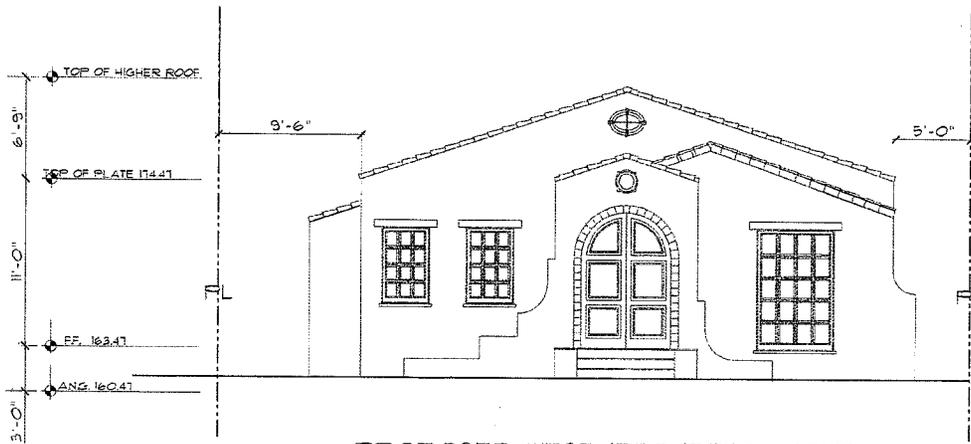
Design Review Commission Report
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Attachment A
Previously Approved Plans

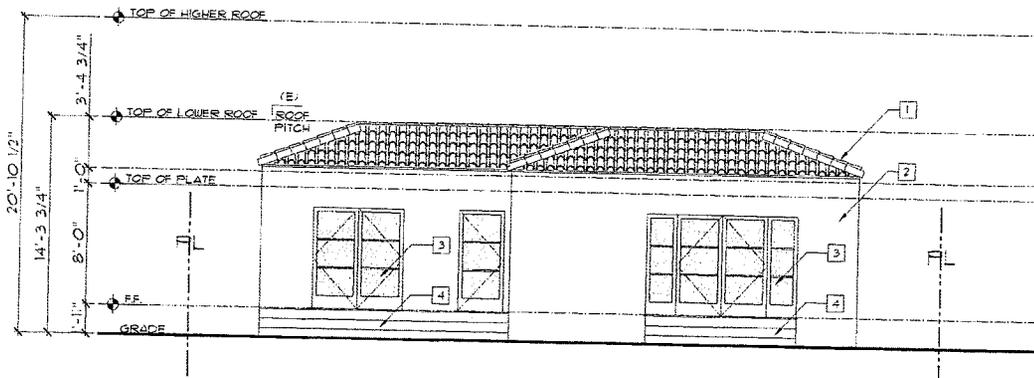


Center view w/entourage -Proposed

124 S. Swall Dr.
Beverly Hills, CA



PROPOSED WEST (FRONT) ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



OMRANI GROUP INC.

9244 WILSHIRE BLVD. #202
BEVERLY HILLS, CALIFORNIA 90212
TEL: (310) 971-9911 FAX: (310) 971-2754

ORIENTATIONS:
PROJECT ADDRESS:

MR. CYROUS GABAY

REMODEL OF

124 S. SWALL DRIVE
BEVERLY HILLS, CA 90211

SHEET TITLE

NO.	DATE	BY	REVISION

SCALE: AS SHOWN

DRAWN:

DATE:

JOB NUMBER:

SHEET

A-3.01

OF SHEETS



Design Review Commission Report

455 North Rexford Drive

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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):

The second story addition proposed here follows the same design guide lines of Spanish Mission Revival architecture previously approved for the first story. The materials, color palette consisting of white stucco along with dark wood tones, decorative elements such as the metal wrought iron ornaments, Spanish tile, all work together to achieve a harmonious facade that stays true to the Spanish Mission Revival style.

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: 117.53x50x116.92x50 Lot Area (square feet): 5,850 sq. ft.
 Adjacent Streets: Wilshire Blvd., Charleville Blvd., Clark Dr., La Peer Drive

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:

Mr. Gabaiy is familiar with his neighbors and has a good relationship with them.

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30'	20'-11.5"	32'-6"
Roof Plate Height:	22'	11'	11'
Floor Area:	3,840 sq. ft.	2,1325 sq. ft.	3,769.83 sq. ft.
Rear Setbacks:	26'-1"	26'-1"	26'-1"
Side Setbacks:	S/E 5'	S/E 5'	S/E 5'
	N/W 9' & 5'	N/W 9' & 5'-7"	N/W 9' & 5'-7"
Parking Spaces:	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: Cement Plaster
 Texture /Finish: Smooth
 Color / Transparency: x-50 Crystal White (Base 100)

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

Material: Header and trim: Wood, Frame: Metal Clad. Glass
 Texture /Finish: Header and trim: Stained, Frame: 2605, Clear
 Color / Transparency: Header: Dark brown, Frame: White 001. Glass: clear, sand blasted

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

Material: Wood
 Texture /Finish: Smooth
 Color / Transparency: White

PEDIMENTS

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

ROOF

Material: Clay Tile
 Texture /Finish: Smooth
 Color / Transparency: Dark Brown

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Smooth
Color / Transparency: Aged

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: EXISTING-Concrete, Spanish Decorative Tile (risers)
Texture /Finish: Smooth, Glossy
Color / Transparency: x-215 Mesa Verde (Base 100), Spanish Floral Tile (risers)

FREESTANDING WALLS AND FENCES

Material: EXISTING- CMU wall
Texture /Finish: smooth stucco
Color / Transparency: x-50 Crystal White (Base 100)

OTHER DESIGN ELEMENTS

Material: Precast decorative ornament with wrought iron detail
Texture /Finish: Smooth
Color / Transparency: DE6377 Boat Anchor LRV 14, Wrought Iron Black

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

We will not be making any changes to the original Landscape design that was approved by the Commission. Approved Landscape Plans are included in the submittal packet for your reference.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

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

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

The second story addition to this Spanish Mission Revival home will follow the same design guidelines as the existing first story. Everything from the design of the roof down to the color of the window frames will be matching with the exiting approved style.

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.

In addition to following the city's requirements for height limit and side and rear set backs, the addition of this second story is set back 22'-6" from the existing first floor front facade, making the change in appearance from the front street level inconspicuous. Landscape design proposed by the landscape architect and approved by the Commission will help add to the garden like quality of the city. Also the set back of the second story creates a mild imposition into the already existing landscape of the surrounding homes.

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

Beverly Hills has a rich history of homes built in the Spanish Mission Revival style, a style that goes hand in hand with California identity and history. This house stays true to this heritage.

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.

Besides implementing the required set backs, we have set back the addition even further from the street to add privacy for the owner. In addition, care was taken to locate the windows in a manner which would not impose on the neighbors' privacy.

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.

Beverly Hills has a rich history of homes built in the Spanish Mission Revival style, a style that goes hand in hand with California identity and history. This house stays true to this heritage. There are many homes, both old and new, in the surrounding area of this proposed home that follow similar design standards. Together they create a rich and beautiful street scape worthy of Beverly Hills.



Design Review Commission Report

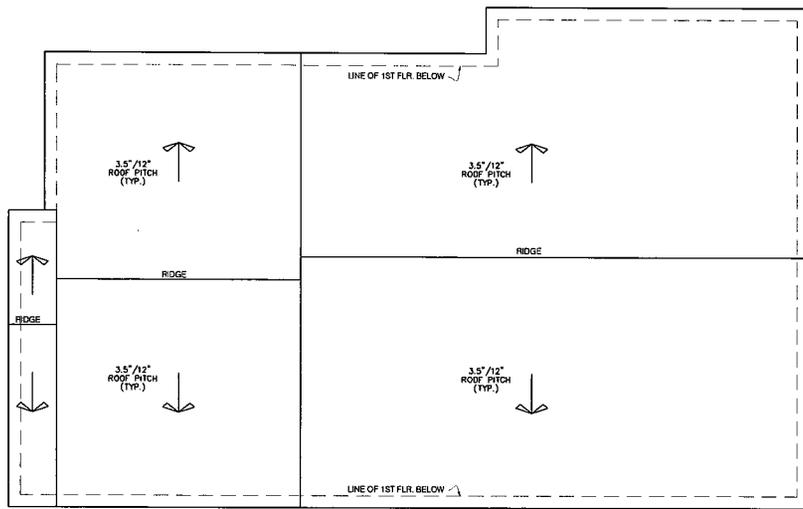
455 North Rexford Drive

March 6, 2014

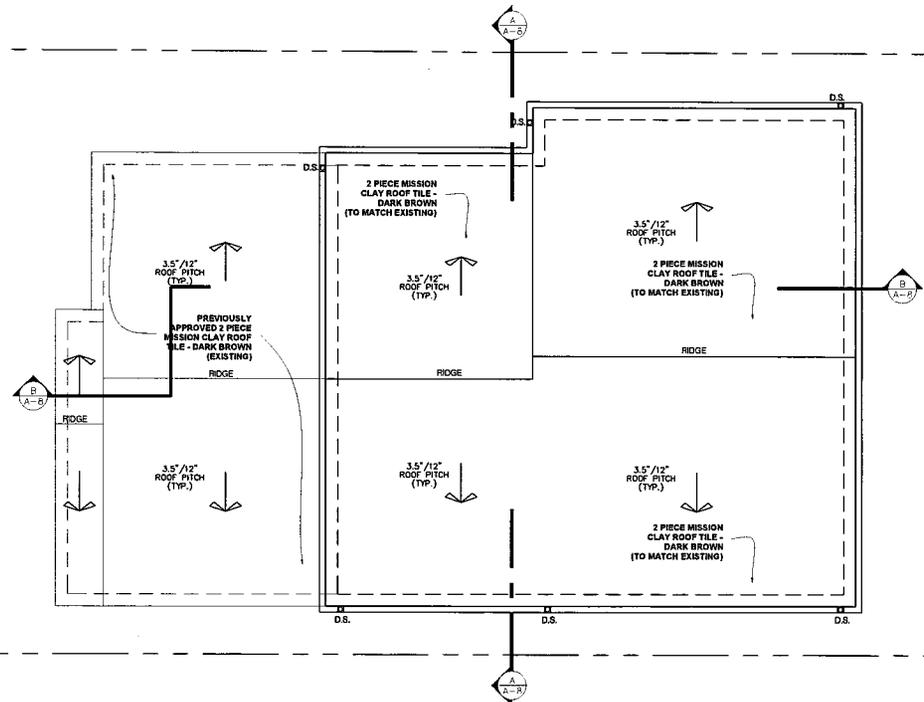
Attachment C
Project Design Plans

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



EXISTING ROOF PLAN
SCALE: 1/10"=1'-0"



PROPOSED ROOF PLAN
SCALE: 1/10"=1'-0"

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
LOS ANGELES, CA 90035

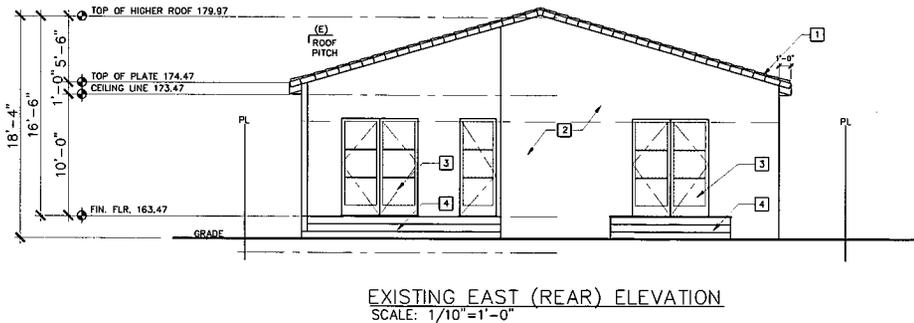
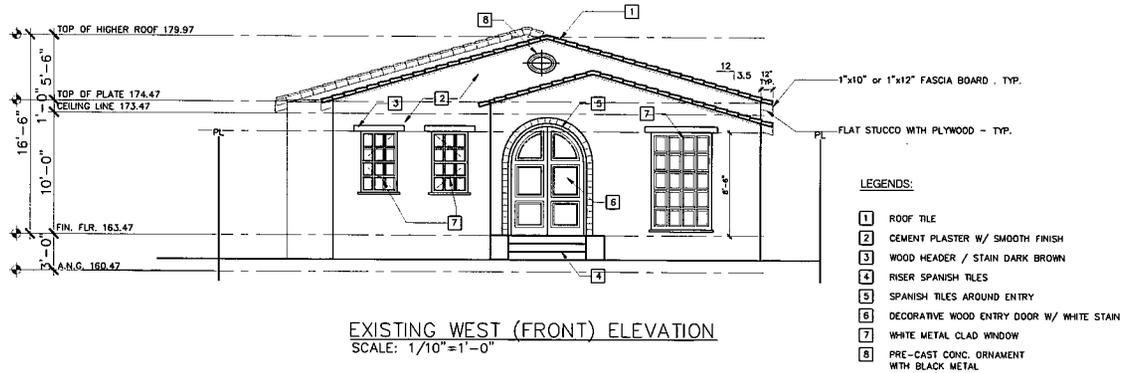
TEL (310) 430-1976
samghanouni@me.com

**EXISTING &
PROPOSED ROOF
PLAN**

A5.0

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
LOS ANGELES, CA 90035

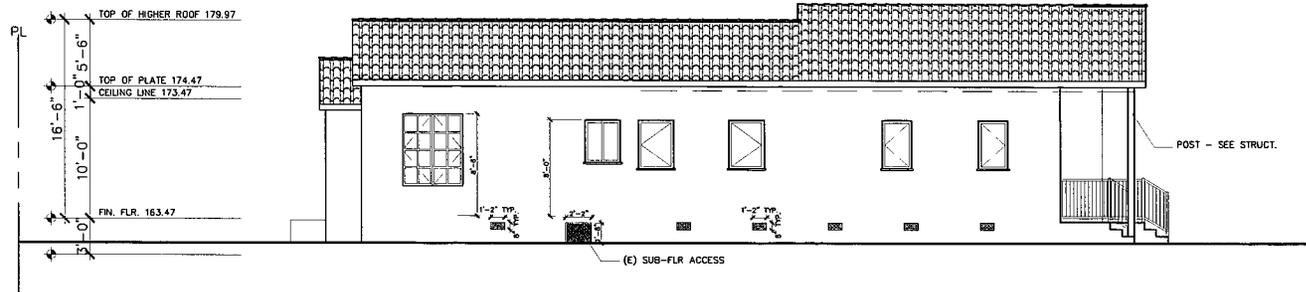
TEL (310) 430-1976
samghanouni@me.com

**EXISTING WEST &
EAST
ELEVATIONS**

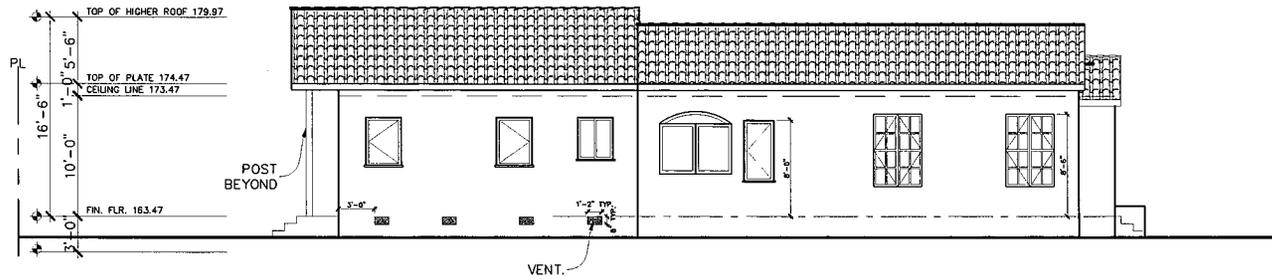
A6.0

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



EXISTING SOUTH ELEVATION
SCALE: 1/10"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/10"=1'-0"

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
LOS ANGELES, CA 90035

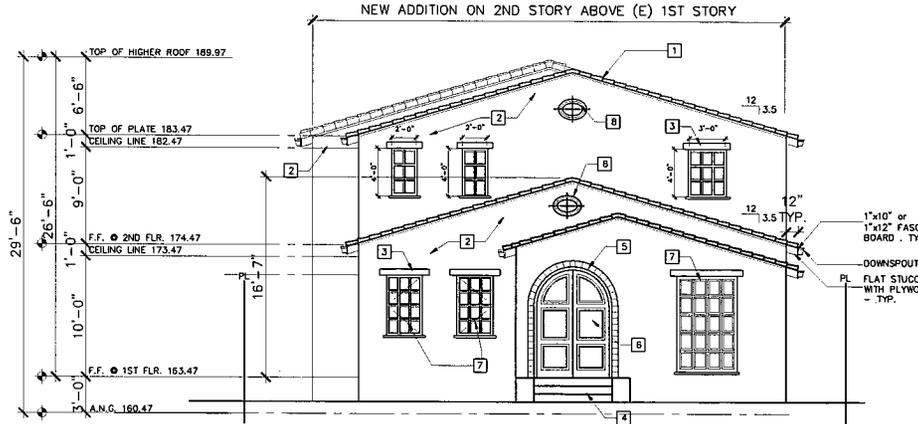
TEL (310) 430-1976
samghanouni@me.com

EXISTING SOUTH &
NORTH ELEVATIONS

A6.1

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE

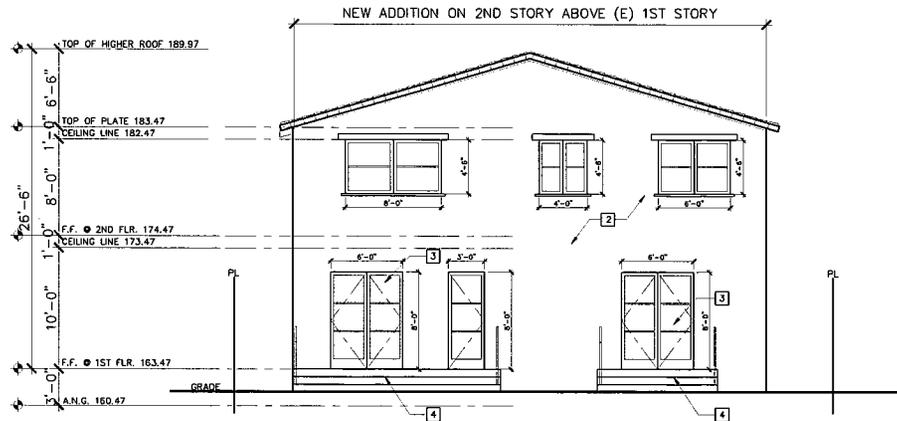


LEGENDS:

- 1 2 PIECE ROOF TILE - DARK BROWN TO MATCH PREVIOUSLY APPROVED
- 2 CEMENT PLASTER W/ SMOOTH FINISH SAME AS PREVIOUSLY APPROVED
- 3 WOOD HEADER / STAIN DARK BROWN SAME AS PREVIOUSLY APPROVED
- 4 PREVIOUSLY APPROVED RISER SPANISH TILES
- 5 PREVIOUSLY APPROVED SPANISH TILES AROUND ENTRY
- 6 PREVIOUSLY APPROVED DECORATIVE WOOD ENTRY DOOR W/ WHITE STAIN
- 7 WHITE METAL CLAD WINDOW TO MATCH PREVIOUSLY APPROVED
- 8 PRE-CAST CONC. ORNAMENT IN BOAT ANCHOR COLOR WITH BLACK METAL TO MATCH PREVIOUSLY APPROVED

PROPOSED WEST (FRONT) ELEVATION

SCALE: 1/10"=1'-0"



PROPOSED EAST (REAR) ELEVATION

SCALE: 1/10"=1'-0"

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
LOS ANGELES, CA 90035

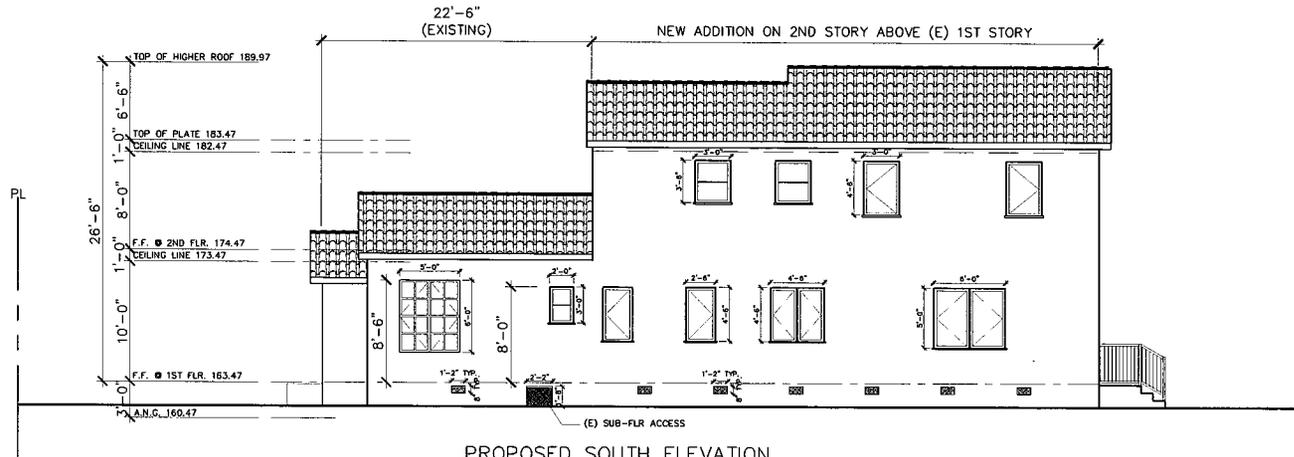
TEL (310) 430-1976
samghanouni@me.com

PROPOSED EAST &
WEST ELEVATIONS

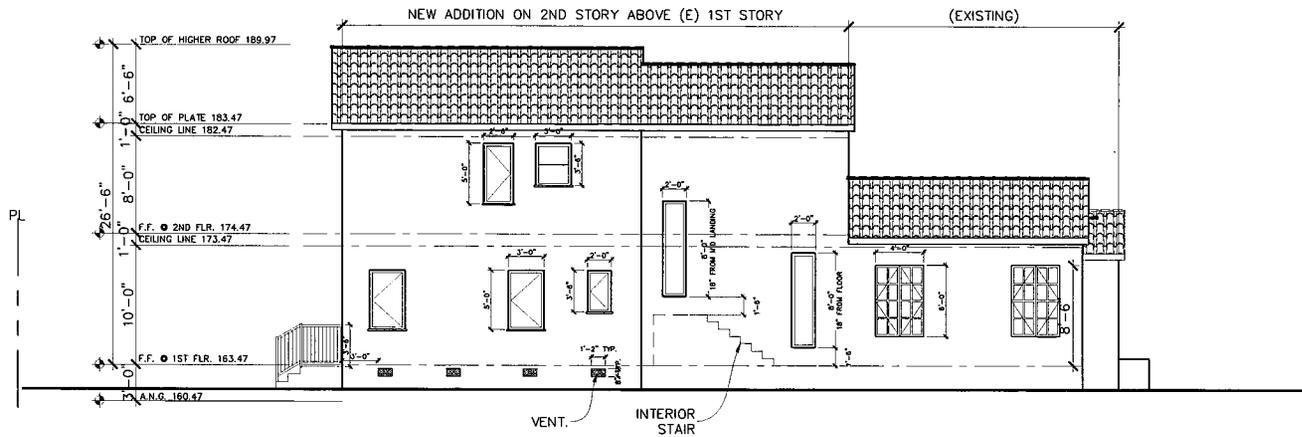
A7.0

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



PROPOSED SOUTH ELEVATION
 SCALE: 1/10"=1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/10"=1'-0"

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
 LOS ANGELES, CA 90035

TEL (310) 430-1976
 samghanouni@me.com

PROPOSED SOUTH &
 NORTH ELEVATIONS

A7.1

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



PROPOSED WEST (FRONT) COLOR ELEVATION

LEGENDS:

- 1 2 PIECE ROOF TILE - DARK BROWN TO MATCH PREVIOUSLY APPROVED
- 2 CEMENT PLASTER W/ SMOOTH FINISH SAME AS PREVIOUSLY APPROVED
- 3 WOOD HEADER / STAIN DARK BROWN SAME AS PREVIOUSLY APPROVED
- 4 PREVIOUSLY APPROVED RISER SPANISH TILES
- 5 PREVIOUSLY APPROVED SPANISH TILES AROUND ENTRY
- 6 PREVIOUSLY APPROVED DECORATIVE WOOD ENTRY DOOR W/ WHITE STAIN
- 7 WHITE METAL CLAD WINDOW TO MATCH PREVIOUSLY APPROVED
- 8 PRE-CAST CONC. ORNAMENT IN BOAT ANCHOR COLOR WITH BLACK METAL TO MATCH PREVIOUSLY APPROVED

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205
LOS ANGELES, CA 90035

TEL (310) 430-1976
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COLOR ELEVATION

A7.2



124 SWALL (SITE)
Existing Condition



24 SWALL (SITE)
Proposed

124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



SAM GHANOUNI DESIGNER

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RENDERING

A11.0



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 SECOND-STORY ADDITION TO A PREVIOUSLY APPROVED ONE-STORY FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 124 SOUTH SWALL DRIVE (PL1402459).

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

Section 1. Sam Ghanouni, agent, on behalf of Cyrous Gabaïy, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a second-story addition to a previously approved one-story façade remodel for the property located at 124 South Swall 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 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 filing 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