



Design Review Commission Report

Meeting Date: Thursday, April 3, 2014
(Continued from Thursday, March 6, 2014)

Subject: **613 North Canon Drive (PL1402486)**
A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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: Norbert Gehr

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-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 March 6, 2014 (Attachment A). At that meeting, the Commission felt design warranted further review and directed the applicant to restudy the project. The comments related primarily to the entry element and its associated design elements.

As a result of the Commission's comments, the applicant has modified the design of the single-family residence with the following changes:

- Removal of the pediment ornamentation;
- Revised pediment profile to a single arch, and;
- Removal of rectangular elements above entry columns.

URBAN DESIGN ANALYSIS

The applicant has continued to work with City staff to simplify the design of the entry element and to address the concerns of the Commission regarding this feature.

ZONING CODE COMPLIANCE

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

Attachment(s):

- A. March 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- 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

April 3, 2014

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 does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment A

February 6, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, March 6, 2014

Subject: 613 North Canon Drive (PL1402486)

A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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: Norbert Gehr

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing 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 French Regency; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The applicant has worked closely with staff to improve the façade and create internal compatibility among the architectural elements indicative of the French Regency style of architecture. The resulting design exhibits harmony and a consistency of design.

However, some elements appear to be overly elaborate, specifically the entryway and associated elements, and should be further revised to more appropriately convey a French Regency style.

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

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



Design Review Commission Report

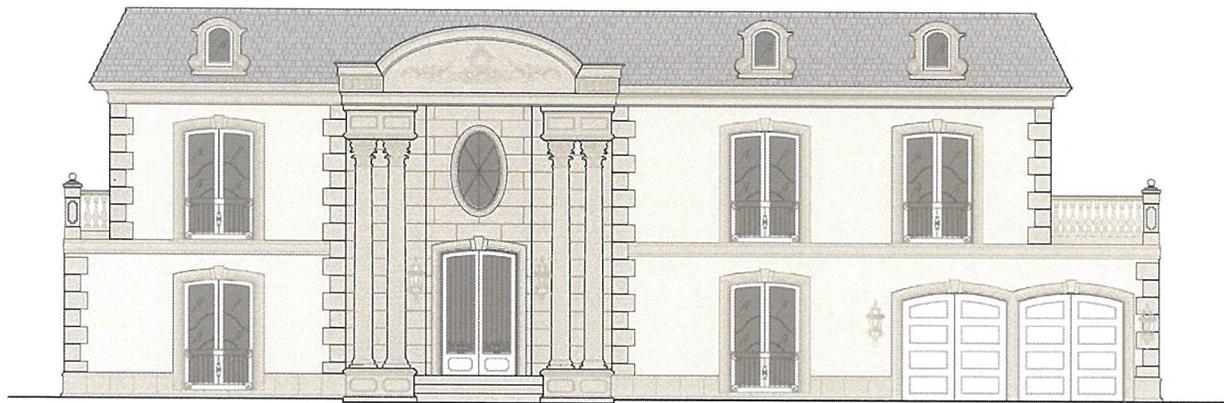
455 North Rexford Drive

March 6, 2014

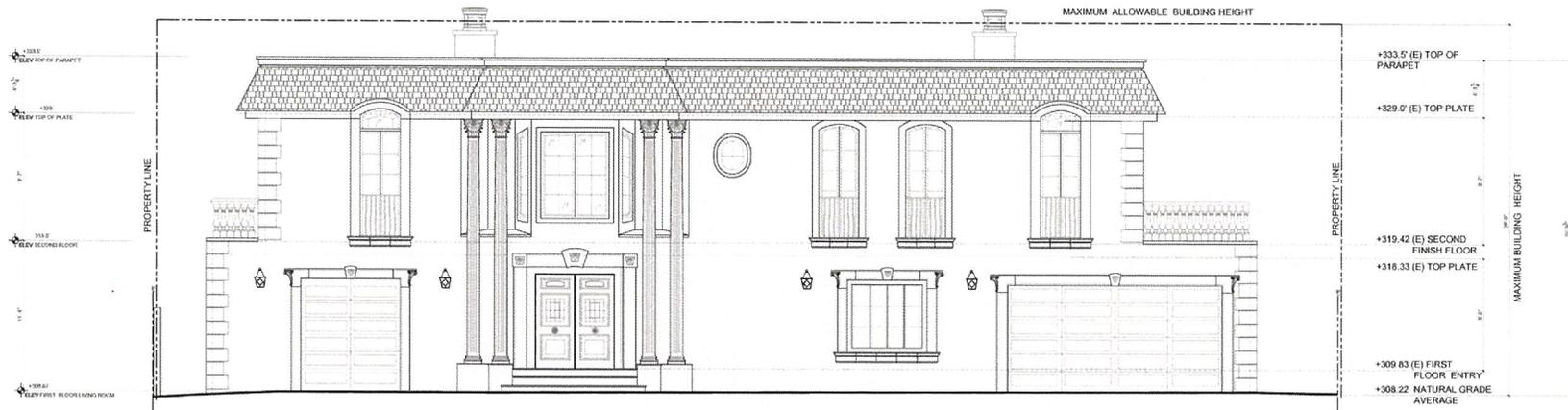
the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

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 Thursday, February 13, 2014. To date staff has not received comments in regards to the submitted project.



NEW FRONT ELEVATION SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION SCALE 1/4" = 1'-0"

Company Information:

BENICO CONSTRUCTION
 245 S. La Peer Dr. Beverly Hills, CA 90211
 Tel: (310) 210-4122 Fax: (310) 210-3221

Project Information:

GEHR RESIDENCE
 613 N. Canon Dr. Beverly Hills, CA 90210

FRONT ELEVATION

DESIGN REVIEW COMMISSION

PROJECT#	DATE	DESCRIPTION
202	02-24-14	EXISTING FRONT ELEVATION

SCALE: As Noted

Sheet: **A2.5c**



613 N. CANON DRIVE



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B

Applicant's Written Response
to Commission's Comments

ANTHONYECKELBERRY
ARCHITECT

March 14, 2014

RE: 613 N. Canon Drive

Responses to Design Review Commission comments:

- Center portion of the house was deemed too busy: Pediment profile simplified to a single arch. The rectangular elements above the columns were removed and the columns lengthened.
- Question on pediment decoration: Pediment is now blank.
- Question on the quoins at the entry too pronounced: Quoins were diminished on the drawing to make their appearance more realistic. Quoins are featured at all corners so these need to be at the entry as well in order to preserve design integrity.
- Clarify baluster design: A picture of similar balusters will be brought to the meeting.

architectural design studio inc ■ 4535 gainsborough avenue
los angeles 90027

tel: 323 / 661-0895
fax: 661-1493

email: anthony@eckelberry.biz

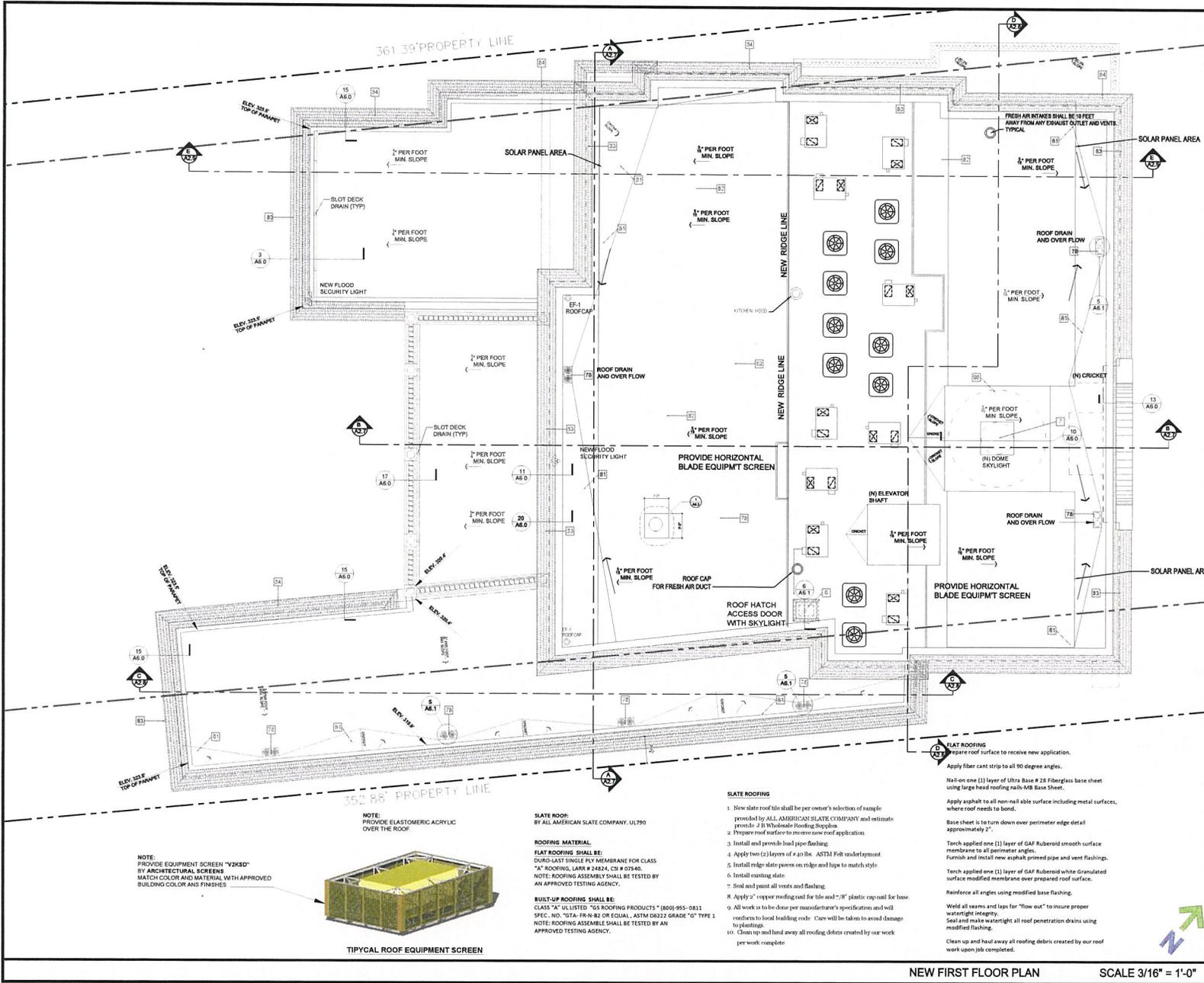


Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment C
Project Design Plans



- ### KEYNOTES
- A. ACCESS DOORS, HATCHES AND SKYLIGHTS**
 1. CEILING ACCESS PANEL
 2. ATTIC ACCESS DOOR WITH FULL DOWN LADDER
 3. WALL LADDER
 4. ESCAPE LADDER (Provide 3'-0" x 3'-0" Minimum net opening)
 5. ROOF HATCH ACCESS DOOR
 6. ROOF HATCH ACCESS DOOR WITH SKYLIGHT
 7. SKYLITE (I.C.E.D. #2455R, LARA #2356 (Resistive))
 - B. BATHROOMS**
 8. TUB
 9. TUB ACCESS PANEL
 10. TEMPERED GLASS ENCLOSURE
 11. TUB WITH WHIRLPOOL/AQUAJET
 12. SHOWER WITH TEMPERED GLASS ENCLOSURE
 13. SHOWER BENCH
 14. WATER CLOSET
 15. BIDET
 16. LAVATORY
 17. FEDESTAL SINK
 18. MIRROR
 19. VANITY CABINET
 20. SAUNA
 21. FLOOR DRAIN
 22. EXHAUST FAN
 23. STEAM UNIT
 24. MEDICINE CABINET
 25. MAKE-UP TABLE/COUNTER
 - C. KITCHEN & BAR**
 26. KITCHEN CABINET
 27. BUTLER'S PANTRY CABINET
 28. REFRIGERATOR
 29. REFRIGERATOR UNDER COUNTER
 30. ISLAND SINK
 31. STOVE/RANGE
 32. DOUBLE OVEN
 33. MICROWAVE OVEN
 34. SINK WITH GARBAGE DISPOSAL
 35. SERVICE SINK (COUNTER TOP)
 36. BAR SINK
 37. DISH WASHER
 38. TRASH COMPACTOR
 39. COUNTER TOP WITH BACK SPLASH
 40. COUNTER TOP
 41. OVERHEAD CABINETS
 42. BASE CABINETS/DRAWERS
 43. DUMB WATER
 - D. LAUNDRY ROOM**
 44. LAUNDRY ROOM CABINETS
 45. WASHER
 46. DRYER WITH EXTERIOR VENT
 47. LAUNDRY SINK
 48. BUILT IN FOLDING IRONING BOARD
 49. LAUNDRY CHUTE
 - E. CLOSETS & SHELVES**
 50. GUEST CLOSET
 51. LINEN CLOSET
 52. SHelf AND ROBE
 53. CLOSET DRAWER CABINET
 54. SHELVES
 - F. WINE CELLAR**
 55. WINE CELLAR WALLS
 56. WINE CELLAR DOOR
 57. WINE CELLAR REFRIGERATION EQUIPMENT
 - G. ENTERTAINMENT CENTER**
 58. SURROUND STEREO EQUIPMENT SYSTEM
 59. WALL SPEAKER
 60. CEILING SPEAKER
 61. TV SCREEN
 62. SCREEN EQUIPMENT CABINET
 63. RECLINER CHAIRS
 - H. FIREPLACES**
 64. SMOKELESS GAS BURNING FIRE PLACE
 65. MASONRY FIREPLACE
 66. MARBLE HEARTH (20" MINIMUM)
 67. FIREPLACE MANTLE
 68. EXISTING MASONRY FIREPLACE
 69. CHIMNEY FLEECHEAST
 - I. WALLS, CEILINGS, FLOORS, SHAFTS, AND DUCTS**
 70. DROPPED CEILING ABOVE (SOFFIT)
 71. ARCH HEADER
 72. AIR DUCT OR SHAFT
 73. ELEVATOR SHAFT
 - H. STAIRS AND RAILINGS**
 74. WALL HAND RAIL
 75. VERTICAL IRON GUARD RAILING (2" MINIMUM HEIGHT @ 4" Maximum space between railings)
 76. PRECAST CONCRETE BALUSTRADE RAILING
 - K. ROOF AND WATERPROOFING**
 77. WATER PROOFING MEMBRANE
 78. ROOF DRAIN AND OVER FLOW
 79. GUTTER
 80. DOWN SPOUT
 81. CRICKET
 82. TOSH-DOWN ROOFING
 - L. UTILITIES AND MISCELLANEOUS**
 83. SLATE ROOFING
 84. MANSARD WALL
 85. AIR-CONDITIONING EQUIPMENT SCREEN WALL
 86. ATTIC VENTS 12"x12" TYP. ON MANSARD WALL
 87. SMOKE DETECTOR (120 VOLT State Fire Marshall approved device furnished in accordance with the listing and with a battery back-up)
 88. WATER HEATER WITH SEISMIC ANCHORAGE
 89. GAS METER
 90. ELECTRICAL PANEL
 91. ELECTRICAL METER
 92. PRE-CAST CONCRETE COLUMN (Including With structural post inside)
 93. WOOD COLUMN/WATER (Non-Structural)
 94. PRE-CAST CONCRETE QUON
 95. FOUNTAIN
 96. TRASH BIN
 97. NEW 12" O. DOME
 98. NEW ROOF BARREL

Company Information: **BENICO CONSTRUCTION**
 245 S. La Peer Dr. Beverly Hills, CA 90211
 Tel: (818) 916-3231

Project Information: **GEHR RESIDENCE**
 613 N. Canon Dr. Beverly Hills, CA 90210
 Tel: 888-623-6526 Fax:

PRINT No. **202** DATE: 12-18-12
 PLAN CHECK: 01-27-13
 RE-SUBMITTAL PLAN CHECK: 01-07-13
 FINAL SUBMITTAL PERMIT ISSUED: 11-04-13

PROJECT# **202** SCALE: **As Noted**

NEW ROOF PLAN
 DESIGN REVIEW COMMISSION

Sheet: **A2.4**

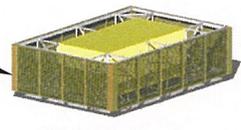
SLATE ROOFING

1. New slate roof tile shall be per owner's selection of sample provided by ALL AMERICAN SLATE COMPANY and estimate provided by J.B. Wholesale Roofing Supplies
2. Prepare roof surface to receive new roof application.
3. Install and provide lead pipe flashing.
4. Apply two (2) layers of #30 lbs. ASTM Felt underlayment.
5. Install ridge slate pieces on ridge and hips to match style.
6. Install existing slate.
7. Seal and paint all vents and flashing.
8. Apply 2" copper roofing nail for tile and 1/8" plastic cap nail for base.
9. All work is to be done per manufacturer's specifications and will conform to local building code. Care will be taken to avoid damage to plantings.
10. Clean up and haul away all roofing debris created by our work per work complete.

FLAT ROOFING

Prepare roof surface to receive new application.
 Apply fiber cant strip to all 90 degree angles.
 Nail-on one (1) layer of Ultra Base # 28 Fiberglass base sheet using large head roofing nails-MB Base Sheet.
 Apply asphalt to all non-nail able surface including metal surfaces, where roof needs to bond.
 Base sheet is to turn down over perimeter edge detail approximately 2".
 Torch applied one (1) layer of GAF Ruberoid smooth surface membrane to all perimeter angles.
 Furnish and install new asphalt primed pipe and vent flashings.
 Torch applied one (1) layer of GAF Ruberoid white granulated surface modified membrane over prepared roof surface.
 Reinforce all angles using modified base flashing.
 Weld all seams and laps for "flow out" to insure proper watertight integrity.
 Seal and make watertight all roof penetration drains using modified flashing.
 Clean up and haul away all roofing debris created by our roof work upon job completed.

NOTE: PROVIDE ELASTOMERIC ACRYLIC OVER THE ROOF.



TYPICAL ROOF EQUIPMENT SCREEN

SLATE ROOF: BY ALL AMERICAN SLATE COMPANY, UL790

ROOFING MATERIAL

FLAT ROOFING SHALL BE:
 DURO-LAST SINGLE PLY MEMBRANE FOR CLASS "A" ROOFING, LARA # 2455A, C2 # 0340
 NOTE: ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.

BUILT-UP ROOFING SHALL BE:
 CLASS "A" LISTED "S" ROOFING PRODUCTS" (800) 955-0811 SPEC. NO. "STA-FR-82 OR EQUAL, ASTM D622 GRADE "G" TYPE 1
 NOTE: ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.

NEW FIRST FLOOR PLAN SCALE 3/16" = 1'-0"

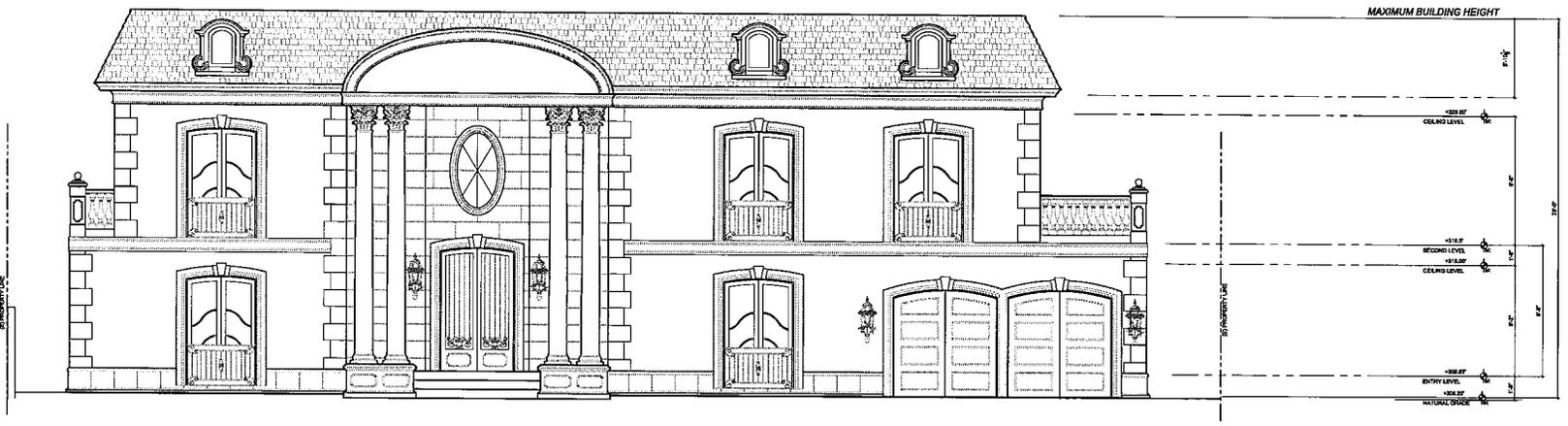
Company Information :
BENICO CONSTRUCTION
 245 S. La Peer Dr, Beverly Hills, CA 90211
 Tel: (310) 210-1122 Fax: (818) 410-3231

Project Information:
GEHR RESIDENCE
 613 N. Canon Dr, Beverly Hills, CA 90210

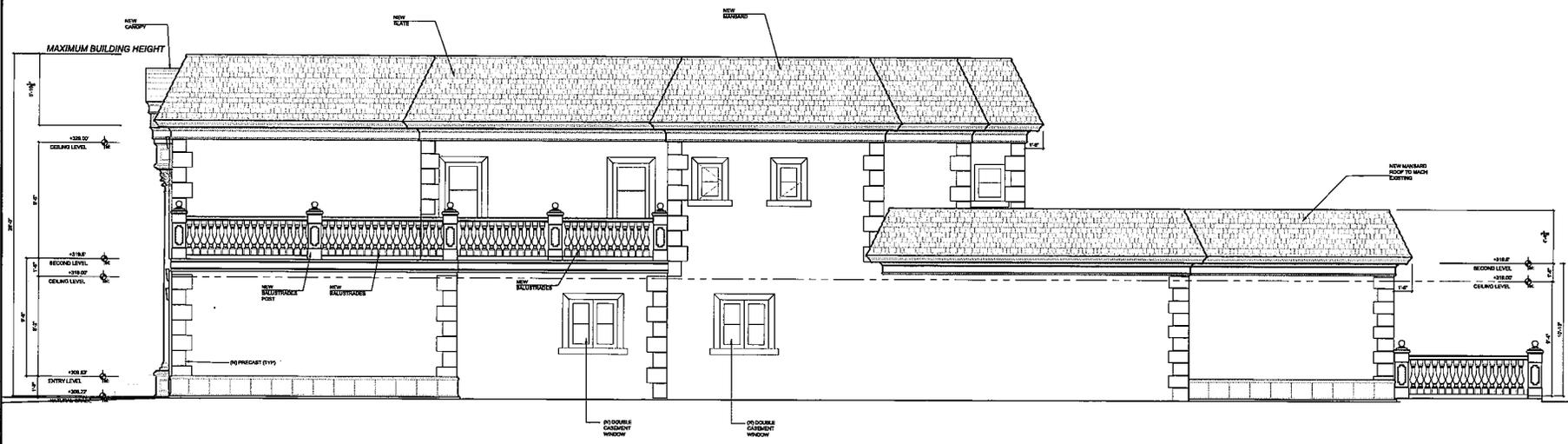
FRONT ELEVATION
 NORTH SIDE ELEVATION
 DESIGN REVIEW COMMISSION

PROJECT#	DATE	DESCRIPTION
202	02-04-14	DESIGN REVIEW COMMISSION
SCALE:	As Noted	

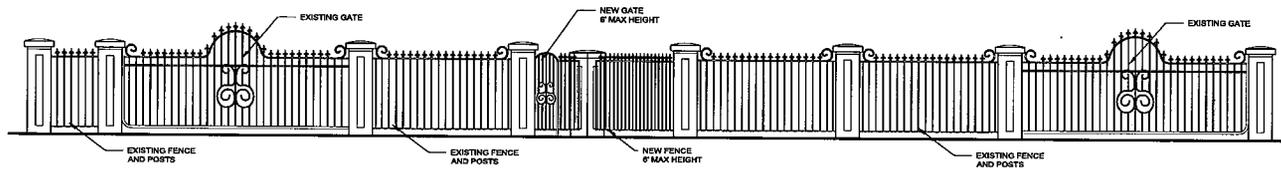
Sheet:
A2.5



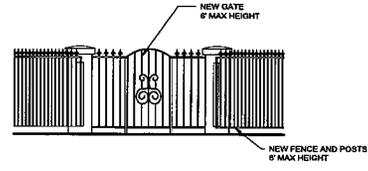
NEW FRONT ELEVATION SCALE 1/4" = 1'-0"



NEW NORTH SIDE ELEVATION SCALE 1/4" = 1'-0"



FENCE ELEVATION SCALE 1/4" = 1'-0"



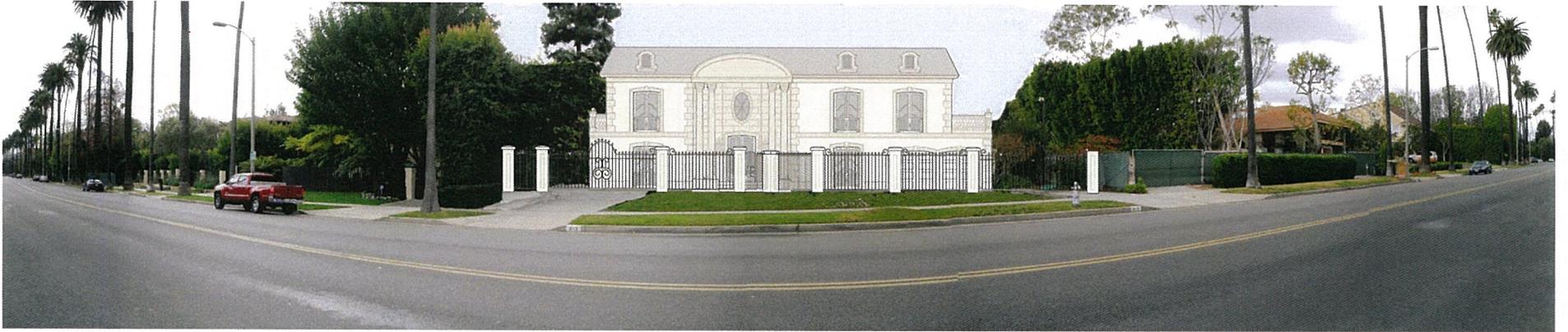
GATE ELEVATION SCALE 1/4" = 1'-0"

Company Information:
BENICO CONSTRUCTION
 245 S. La Peer Dr. Beverly Hills, CA 90211
 Tel. (818) 216-1122 Fax. (818) 216-3231

Project Information:
GEHR RESIDENCE
 613 N. Canon Dr. Beverly Hills, CA 90210

PROJECT#	202	DESCRIPTION	FENCE ELEVATION GATE ELEVATION
SCALE:	As Noted	DATE:	02-04-14
BETA No.	2	DESCRIPTION	DESIGN REVIEW COMMISSION

Sheet:
A2.6b



STREETSCAPE WITHOUT LANDSCAPING
613 N. Canon Drive



613 N. CANON DRIVE



Design Review Commission Report

455 North Rexford Drive

April 3, 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 TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 613 NORTH CANON DRIVE (PL1402486).

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

Section 1. Mark Egerman, agent, on behalf of Norbert Gehr, property owner, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 613 North Canon 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 April 3, 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: April 3, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission