



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, June 5, 2014

Subject: **614 North Camden Drive (PL1407813)**

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

Project Applicant: Jack Yadegar

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

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as French Mediterranean; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed single-family residence appears bulky and massive in its design and has a top heavy nature to it. With this, the second floor does not appear secondary to the first floor, which further contributes to the top heavy appearance. Additionally, there is a strong conflict between the horizontality and verticality of the design, specifically with the strong vertical element in the center of the façade. Furthermore, the door detailing is inappropriate and is not consistent with the French Mediterranean style.

Based on this analysis, it is recommended that the Design Review Commission provide design direction to the applicant to further enhance the desired French Mediterranean style.

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.

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



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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 May 23, 2014; the site was posted on April 24, 2014. To date staff has not received comments in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City's Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The style is French Mediterranean. The design and materials are consistent with the style. Slate roofing, stucco, lime stone, precast concrete, wood doors and windows with wrought iron entrance door and pitched roof more than 5:12.
 Please see the attached photos for some residential French architecture.

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

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

D Site & Area Characteristics

Lot Dimensions: ± 80' x 164' Lot Area (square feet): 12,990 SF
 Adjacent Streets: Elevado Ave.

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

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

Mailing by the City.

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:	32' - 0"		32' - 0"
Roof Plate Height:			
Floor Area:	6,696 sq. ft.	2,995 sq. ft.	6,527 sq. ft.
Rear Setbacks:	40' - 0 1/2"	42' - 8"	50' - 0 1/4"
Side Setbacks:	S/E Total =	S/E 13' - 7"	S/E 10' - 0"
	N/W 17.85'	N/W 6' - 9"	N/W 10' - 0"
Parking Spaces:	3		4

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	/	Travertine	/	Precast Concrete
Texture /Finish:	Smooth	/	Honed	/	Traditional Texture
Color / Transparency:	Eggshell White	/	-	/	Color Villa

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

Material:	Wood Frame / Clear Glass
Texture /Finish:	Smooth
Color / Transparency:	Brown

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

Material:	Wood Frame / Clear Glass
Texture /Finish:	Smooth
Color / Transparency:	Brown

PEDIMENTS

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

ROOF

Material:	American Artificial Slate Tile Roofing
Texture /Finish:	Semi Smooth
Color / Transparency:	Blueish Gray

CORBELS

Material:	Precast Concrete
Texture /Finish:	Traditional Texture
Color / Transparency:	Color Villa

CHIMNEY(S)

Material:	Stucco
Texture /Finish:	Smooth
Color / Transparency:	Eggshell White

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron Railing
Texture /Finish: Paint Finish
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

Material: Stucco / Wrought Iron Fence
Texture /Finish: Smooth / Pain Finish
Color / Transparency: _____

OTHER DESIGN ELEMENTS

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

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

The architectural style of this project is French Mediterranean. Plant material which flourishes in the Mediterranean region of the world does especially well in this Southern California area. Olive trees, Italian cypress, sweet bay (*Laurus nobilis*) and lavender used on this project complement the French Mediterranean style of architecture.

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 style is French Mediterranean. The design and use of materials such as slate roofing, stucco, limestone, precast concrete, metal doors and window frames, wrought iron entrance door and a pitched roof are consistent with the style.
Please see the attached photos of some examples of French residential architecture.

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 major modulation, achieved through horizontal accents and use of different materials, create a residence that does not look massive. The combination of the greenery with the colors used for the residence compliment each other while it eases the transition to the building itself.

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

With a French style of architecture, the colors, materials and landscaping are the same as used in the neighborhood and the house in the block. Therefore maintaining the appearance of the neighborhood, by blending in instead of standing out.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The owner is naturally very happy with the design and there has been no negative reaction from the neighbors. The landscape and overall design provide privacy for the owner as well as the neighbors, and maintains more than required side yards while being part of the curb appeal of the street.

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.

Please see #3 and #4 above.

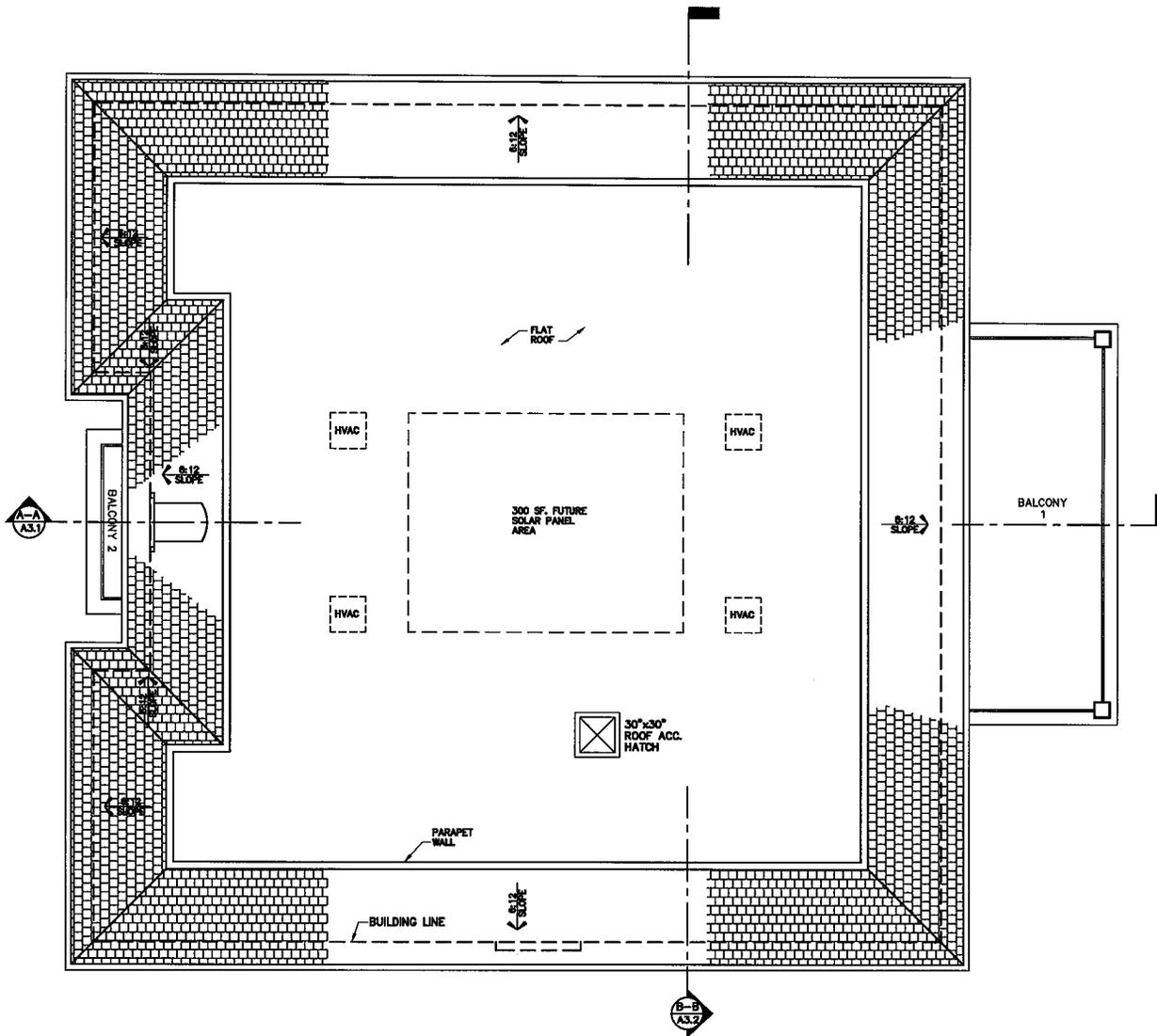


Design Review Commission Report

455 North Rexford Drive

June 5, 2014

Attachment B
Project Design Plans



(N) ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0 1 2 3 4 5 10 15 FT



GABBAY ARCHITECTS
 1107 PALMWOOD BLVD., FT. HAVEN, CALIF. 92701
 TEL. 310.885.1111 FAX 310.885.1118

SHEET TITLE	REVISION
ROOF PLAN	
PROJECT TITLE	DWING RA
YADEGAR RES. 614 N. CAMDEN DR. BEVERLY HILLS, CA 90210	SCALE DATE PROJECT NO.
	A2.4



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



LEGEND:

- 1 PRECAST CONCRETE CORBELS (STONE COAT, TRADITIONAL TEXTURE, COLOR VILLA)
- 2 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, COLOR VILLA)
- 3 METAL WINDOW FRAME (OLIVE GREEN)
- 4 METAL DOOR FRAME (OLIVE GREEN)
- 5 TRAVERTINE STONE HONED FINISH
- 6 SMOOTH STUCCO FINISH (LA HABRA SBMF B1 EGG SHELL WHITE)
- 7 CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA SBMF B1 EGG SHELL WHITE)
- 8 AMERICAN ARTIFICIAL SLATE TILE ROOFING
- 9 W.I. RAILING 42" HIGH W/ 4" MAX. OPENING (DE6357 BLACK TIE LRV6)
- 10 METAL DOOR FRAME (OLIVE GREEN) W/ SAND BLASTED GLASS
- 11 PRECAST CONCRETE STEPS (STONE COAT, TRADITIONAL TEXTURE, COLOR VILLA)
- 12 TRAVERTINE STONE HONED FINISH PAVING WALKWAY @ FRONT YARD
- 13 LIGHTING FIXTURE (SEE SHEET AB.2)
- 14 36" HIGH POST W/ SMOOTH STUCCO FINISH (LA HABRA SBMF B1 EGG SHELL WHITE)
- 15 36" HIGH W.I. FENCE W/ 4" MAX. OPENING (DE6357 BLACK TIE LRV6)

GABBAY ARCHITECTS
18707 WILSHIRE BLVD., SUITE 100, BEVERLY HILLS, CA 90210
 TEL: 310-658-8888 FAX: 310-658-1518

<p><small>SHEET TITLE:</small> SOUTH ELEVATION</p> <p><small>PROJECT TITLE:</small> YADEGAR RES. 614 N. CAMDEN DR. BEVERLY HILLS, CA 90210</p>	<p><small>REVISIONS:</small></p> <p><small>DRAWN BY:</small> RA</p> <p><small>SCALE:</small></p> <p><small>DATE:</small> 1-28-14</p> <p><small>PROJECT NO.:</small></p>
<p><small>SHEET NO.</small> A4.1</p>	



COLORED FRONT ELEVATION W/ LANDSCAPE

<p>GABBAY ARCHITECTS <small>1177 W. SHAWNEE BLVD., B-77 N. BEVERLY HILLS, CA 90210 TEL. 310.888.8888 FAX 310.888.1515</small></p>		<p>SHEET TITLE: COLORED FRONT ELEVATION W/ LANDSCAPE</p>	<p>REVISION:</p>
		<p>PROJECT TITLE: YADEGAR RES. 614 N. CAMDEN DR. BEVERLY HILLS, CA 90210</p>	<p>DRAWN: RA</p> <p>SCALE: 1/8" = 1'-0"</p>
		<p>SHEET NO. A4.7</p>	<p>DATE: 1-28-14</p> <p>PROJECT NO. -</p>



STREETSCAPE PHOTO MONTAGE W/O LANDSCAPE



STREETSCAPE PHOTO MONTAGE W/ LANDSCAPE

<p>GABBAY ARCHITECTS <small>© 1977 WALL GROUP INC. 1671 N. UNIVERSITY BLVD., BEVERLY HILLS, CA 90210 TEL. 310 888-8888 FAX 310 888-1818</small></p>		SHEET TITLE:	REVISION:
		STREETSCAPE PHOTO MONTAGE	
PROJECT TITLE:		DRAWING RA:	SHEET NO.
YADEGAR RES. 614 N. CAMDEN DR. BEVERLY HILLS, CA 90210		SCALE:	A6.1
		DATE:	1-28-14
		PROJECT NO.:	



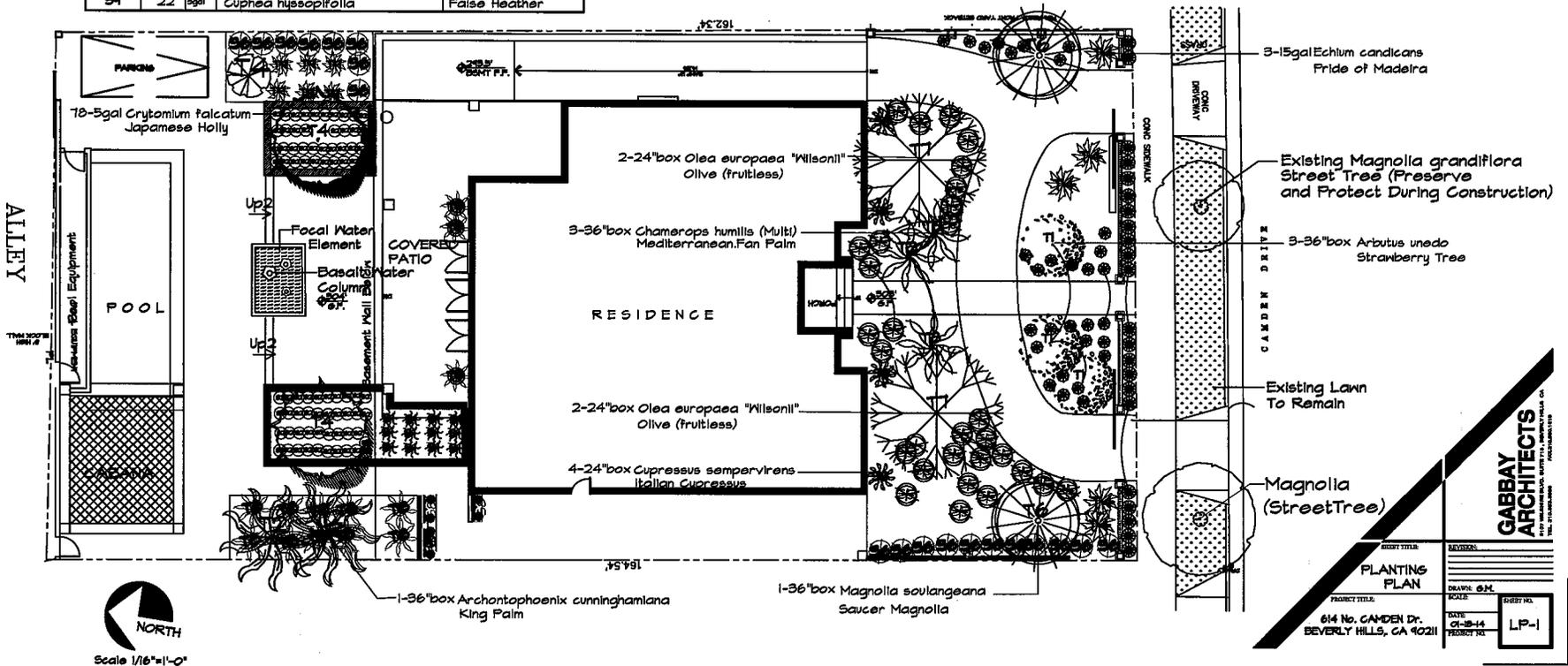
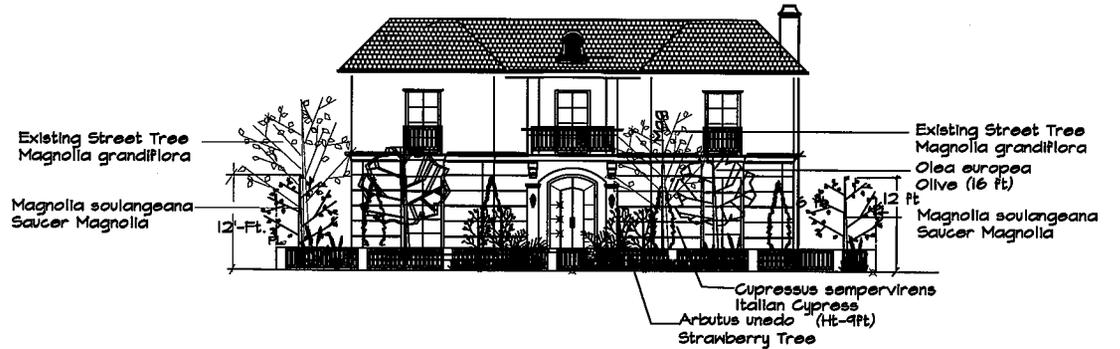
GABBAY ARCHITECTS
 8137 WILSHIRE BLVD., 10-110, BEVERLY HILLS, CA 90211
 TEL: 310-658-8888 FAX: 310-658-8186

SHEET TITLE:	REVISION:
3D SOUTHWEST VIEW LANDSCAPE RENDERING	
PROJECT TITLE:	DRAWN: RA
YADEGAR RES. 614 N. CAMDEN DR. BEVERLY HILLS, CA 90210	SCALE:
	DATE: 1-28-14
	PROJECT NO.:
	SHEET NO. A7.1
	BY: N. CALVERT

PLANT LEGEND

TREES				
Symbol	Qty	Size	Botanical Name	Common Name
T1	4	56"box	<i>Arbutus unedo</i>	Strawberry Tree
T2	2	56"box	<i>Archontophoenix cunninghamiana</i>	King Palm
T3	3	36"box	<i>Chamerops humilis</i> (Multi)	Medit.Fan Palm
T4	1	24"box	Citrus- Orange	Orange Tree
T5	2	56"box	<i>Magnolia grandiflora</i> "St Mary"	Magnolia
T6	2	56"box	<i>Magnolia soulangeana</i>	Saucer Magnolia
T7	2	40"box	<i>Olea europaea</i> "Wilsoni"	Olive (fruitless)
T8	13	15gal	<i>Phoenix roebelenii</i>	Pygmy Date Palm
T9	6	24"box	<i>Rhapis excelsus</i>	Lady Palm

SHRUBS				
Symbol	Qty	Size	Botanical Name	Common Name
S1	8	9gal	<i>Azalea</i> "Pride of Dorking"	Azalea
S2	78	9gal	<i>Crytomium falcatum</i>	Japanese Holly
S3	4	24"box	<i>Cupressus sempervirens</i>	Italian Cypress
S4	5	15gal	<i>Echium candicans</i>	Pride of Madeira
S5	30	9gal	<i>Lavandula stoechas</i>	Saucer Magnolia
S6	19	9gal	<i>Laurus nobilis</i>	Sweet Bay
S7	22	9gal	<i>Santolina rosmarinifolia</i>	Santolina
S8	3	15gal	<i>Thunbergia grandiflora</i>	Sky Flower
S9	22	9gal	<i>Cuphea hyssopifolia</i>	False Heather



GABBAY ARCHITECTS
 1000 W. BEVERLY BLVD., BEVERLY HILLS, CA 90212
 TEL: (310) 276-1111 FAX: (310) 276-1112

PROJECT TITLE: PLANTING PLAN
 PROJECT NO: 614 No. CAMDEN Dr. BEVERLY HILLS, CA 90211
 DATE: 01-28-14
 SHEET NO: LP-1



Olea europaea "Wilsonii"
Olive (fruitless)



Lavandula stoechas "Otto Quat"
Spanish Lavender



Magnolia soulangeana
Saucer Magnolia



Chamerops humilis (Multi)
Mediterranean Fan Palm



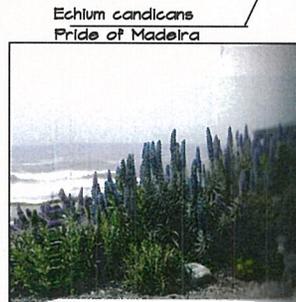
Cuphea hyssopifolia
False Heather



Cupressus sempervirens
Italian Cypress



Laurus nobilis
Sweet Bay



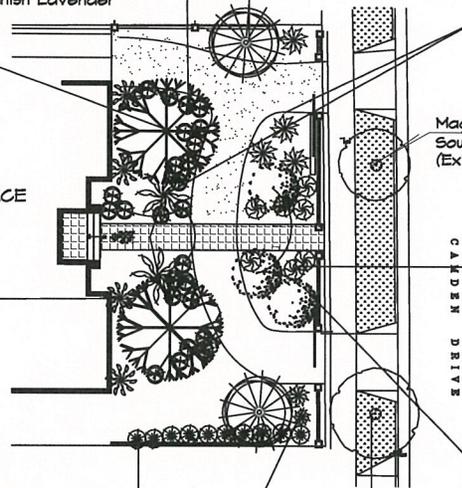
Echium candicans
Pride of Madeira



Magnolia grandiflora
Southern Magnolia



Arbutus unedo
Strawberry Tree



NOT TO SCALE

GABBAY ARCHITECTS
1001 WILSON BLVD. SUITE 100
BEVERLY HILLS, CA 90212
TEL: 310.274.1111

PROJECT TITLE:	REVISIONS:
614 No. CAMDEN Dr.	
BEVERLY HILLS, CA 90211	
TITLE:	SCALE:
PLANT PHOTOS	6:11
PROJECT NO.:	SHEET NO.:
	LP-2



Design Review Commission Report

455 North Rexford Drive

June 5, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 614 NORTH CAMDEN DRIVE (PL1407813).

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

Section 1. Hamid Gabbay, Gabbay Architects, agent, on behalf of Jack Yadegar, property owner, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 614 North Camden 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 June 5, 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: June 5, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission