



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: Tuesday, July 8, 2014

Subject: 308 North Elm Drive (PL1409587)

A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence 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: Ben Borukhim – bBA Studios, Inc.

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italian Renaissance Style; however, since the project does not adhere to a pure architectural style and additionally introduces a larger two-story mass to a lot flanked by one-story residences, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the façade design appears large for a 50 foot wide lot and the size is accentuated by the two one-story homes on the lots flanking the subject lot. The façade could benefit with some further refinement with the following comments:

- There are too many doors on the façade;
- The middle entry element appears too narrow and it appears that some additional spacing of the front door between the vertical elements would be helpful to the appearance;
- The window above the entry door needs further refinement;
- The color palate for the project appears to be too dark adding to the appearance of mass and bulk for the structure.

Staff recommends that the façade elements and materials be further refined to reduce the appearance of bulk and mass for the design. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

July 8, 2014

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Thursday, June 25, 2014; the site was posted on June 16, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

July 8, 2014

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):

We used visual styles that consciously echo the style of a the Italian Renaissance era. Buildings in this era are usually characterized by facades that are commonly symmetrical and essentially flat, rectangular or square in plan. We've articulated our entry to be recessed in 2'-6". We've also incorporated 2 different molding and trim profiles to break up the facade of the house to create character and hierarchy. The doors and windows on the second floor however do not have this treatment so as to not overwhelm the facade with decorative elements.

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

- | | | |
|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" 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: 50' X 150' Lot Area (square feet): 7500 SF
 Adjacent Streets: Between Burton way and Dayton way

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:

We've discussed the project with a few of our neighbors, especially the one directly to our south, and we have received positive feedback

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'-0"	approx. 22'	27'-6"
Roof Plate Height:	22'	22'	22'
Floor Area:	4500 SF	1108 SF	4,489 SF
Rear Setbacks:	36'	89'	55'-6"
Side Setbacks:	S/E 9' N/W 5'	S/E 10'-6" N/W 7'	S/E 10' N/W 5'
Parking Spaces:		2	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: Merlex matched to Behr Color Tierra MS-17

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

Material: Wood
 Texture /Finish: Stained
 Color / Transparency: Dark Walnut

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

Material: Wood
 Texture /Finish: Stained
 Color / Transparency: Dark Walnut (Entry door: Plus wrought iron and glass)

PEDIMENTS

Material: Trim, Quoins & others by CDI Concrete Designs
 Texture /Finish: Smooth
 Color / Transparency: Merlex matched to Behr Color Dune MS-22

ROOF

Material: Barrel Clay Tile by Boral
 Texture /Finish:
 Color / Transparency: El Camino Blend Color

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: Wrough Iron Railing
Texture /Finish: Painted
Color / Transparency: Weather Brown DEC 756 by Dunn Edwards

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Metal - Painted
Texture /Finish:
Color / Transparency: MPC Color MP05239 "Madrone"

EXTERIOR LIGHTING

Material: Bronze
Texture /Finish:
Color / Transparency: Natural Bronze finish

PAVED SURFACES

Material: Travertine Mocha (Walk) & Colored Concrete (Driveway)
Texture /Finish:
Color / Transparency: Trav Mocha & Concrete Color = Palomino 5447 by Davis Color

FREESTANDING WALLS AND FENCES

Material: Stucco and wrought iron gate to match residence
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: Granite fountain / Metal Bench
Texture /Finish:
Color / Transparency: Granite to match Trav mocha / Bench to be painted same as Wrought Iron

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

We wanted the front yard to be an extension of the house and not just landscaping. We have two Olive trees both focused on the center of the two windows in the front of the house. We also have a found between the driveway and the entry walk, centered along the french doors into the guest room/ home office. We used vegetation indigenous to Southern California as well as those from the Italian gardens.

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.

Internally, this project stays true to the basic elements of the Italianate style with a predominantly flat facade, heavily decorated eaves, arched doors, and so on. We've articulated our entry to be recessed into the building, complemented by the bump out of the guest room and living room on each side and maintaining an overall symmetry. Our use of trims, wrought iron details and custom light fixtures add a subtle elegance to the building without overloading the front facade with too many decorative elements.

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 front of this house is all about the garden like quality of the city as described on the bottom of the previous page. The mass of the house is broken down by the massing articulation mentioned at the top of this page. We've recessed our porte cochere past the facade of the building to reduce the appearance of the building. We are also recessing an additional foot on one side and keeping our building short of the maximum building height.

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

The existing house has little landscaping to add to the garden like quality of the city. The house itself is in need of much deferred maintenance and lacks the quality and detail of materials that is in line with more recently built homes in the area.

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.

Privacy will be maintained throughout most parts of the project via ficus trees and strategically placed windows.

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.

The 300 block of Elm is an eclectic mix of houses. There is a good mix of different scale homes and the ones that seems to fit into the neighborhood are the ones that embrace the landscaping guidelines the city has put forth. By adding to the garden like quality of the city, we are ensuring that landscape concept is what creates continuity between the different existing homes and future developments, regardless of the style of the home.



Design Review Commission Report

455 North Rexford Drive

July 8, 2014

Attachment B
Project Design Plans

Client:
ELM RESIDENCE
Client Address:
3574 Ferndale
Beverly Hills, CA 90210
Project Address:
3574 Ferndale
Beverly Hills, CA 90210

in collaboration with:
STRUCTURAL ENGINEER:
RECORD STRUCTURAL DESIGN
4025 ROSLYN DR
LOS ANGELES, CA 90003
TEL: 818.438.4737
RCD@RECORDSD.COM
LANDSCAPE DESIGNER:
BBA STUDIOS, INC.
6424 WILSHIRE BLVD. SUITE 1215
LOS ANGELES, CA 90048
TEL: 310.578.6330
FAX: 310.474.2185
EMAIL: info@bBStudio.com
SUPERVISOR:
TRANS AMERICAN ENGINEERING
8408 TULSA AVE. SUITE 301
EL MONTE, CA 91731
TEL: 626.527.2888
124 CONSULTANT:
TECHNICAL ILM
201 NORTH FIGUEROA ST. SUITE F1 103
LOS ANGELES, CA 90012
TEL: 213.377.8666
EMAIL: CFC@38BATT.NET
GEOTECHNICAL ENGINEER:
APPLIED EARTH SCIENCE
4743 SAN FERNANDO ROAD
GRINDALE, CA 91024
TEL: 818.552.4000
FAX: 818.552.4000
LELAND@AES01.COM



ELEVATION KEYNOTES:

1	STUCCO	FINISH MATERIAL SMOOTH	TO MATCH TIERRA M8-11 BY BEHR
2	GUILIONS	SMOOTH	TO MATCH DUNE M8-22 BY BEHR
3	ROOF - BORAL CLAY ROOF TILE	2 PIECE MISSION	EL CAMINO BLEND
4	GUTTER	FRE-FORMED COPPER	METALLIC WEATHER BROWN
5	WOOD CORBEL	WOOD	STAINED TO MATCH DARK WALN
6	WIN. + DR8. FRAME	WOOD	STAINED TO MATCH DARK WALN
7	RAILING	WROUGHT IRON	METALLIC WEATHER BROWN DEC 756 DUNN EDWARDS
8	OUTDOOR PATIO PAVER	TRAVERTINE	MOCHA TRAVERTINE VERSAILLES PATTERN
9	DRIVEWAY & GARPORT PAVER	CONCRETE	CONCRETE PAVER PALOMINO 5441 BY DAVIS
10	SCONCE LIGHT	BRONZE	
11	9' ENTRY DOOR	SOLID WOOD W/ WROUGHT IRON WITH GLASS	STAINED TO MATCH WALNUT

COLORED ELEVATION
SCALE: NTA FILE: 1

COMMENTS	DATE	BY

PROJECT NUMBER
14.107.01
ALL RIGHTS RESERVED.
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REVISIONS:
NO. DATE BY
1 04/29/2014
SHEET NO.

A3.3



PHOTO MONTAGE WITHOUT LANDSCAPE
SCALE: NTA FILE: 2



PHOTO MONTAGE WITHOUT LANDSCAPE
SCALE: NTA FILE: 2



PHOTO MONTAGE WITH LANDSCAPE
SCALE: NTA FILE: 1



PHOTO MONTAGE WITH LANDSCAPE
SCALE: NTA FILE: 1

bB|A
STUDIOS, INC
4624 WILSHIRE BLVD. SUITE 225
LOS ANGELES, CA 90048
TEL: 310.596.4330
FAX: 310.496.2185
WWW: www.bBastudios.com
EMAIL: jbb@bBastudios.com

Client:
ELM RESIDENCE
Client Address:
308 N. Lynn Ave
Beverly Hills, CA 90210
Project Address:
308 N. Lynn Ave
Beverly Hills, CA 90210

COOPERATION WITH:
STRUCTURAL ENGINEER:
RECOSO STRUCTURAL DESIGN
4070 ROSA 1TH DR
LOS ANGELES, CA 90048
TEL: 818.433.4737
RICK@RESTRUCTURE.COM
LANDSCAPE DESIGNER:
BBA STUDIOS INC.
4624 WILSHIRE BLVD. SUITE 225
LOS ANGELES, CA 90048
TEL: 310.596.4330
FAX: 310.496.2185
EMAIL: jbb@bBastudios.com
SUPERVISOR:
TRANS AMERICAN ENGINEERING
9408 TESTAR AVE. SUITE 301
EL MONTE, CA 91731
TEL: 626.527.2688
CONSULTANT:
TECHNICAL ARCHITECTURE
301 NORTH FIGUEROA ST. SUITE F1-103
LOS ANGELES, CA 90012
TEL: 213.777.8666
EMAIL: CFC@TECHARCHITECT.COM
CREATIVE CONSULTANT:
OFFICE OF ARCHITECTURE
4742 SAN FERNANDO ROAD
CULVERVILLE, CA 91904
TEL: 818.522.4000
FAX: 818.522.4007
LELIAN@OFFICEOFARCHITECT.COM

COMMENTS	DATE	BY

PROJECT NUMBER
14.107.01
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BBA STUDIOS, INC. ALL RIGHTS RESERVED.
SHEET TITLE
STREETSCAPE PHOTO MONTAGE
REFER TO DRAWING
FOR SCALE (1/4"=1'-0")
DATE: 04.29.2014
SHEET NO.

A8.4



Design Review Commission Report

455 North Rexford Drive

July 8, 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 **308 NORTH ELM DRIVE (PL1409587)**.

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

Section 1. **Ben Borukhim of bBA Studios, Inc.**, architect, on behalf of **Faramarz Cohen**, property owners, (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 **308 North Elm 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on July 8, 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 project specific conditions are proposed.

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: July 8, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission