



# Design Review Commission Report

**Meeting Date:** Thursday, August 7, 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. The project was previously reviewed by the Design Review Commission at its meeting on July 8, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments included that the quoins were too big; too many doors on the façade; entry door too wide; window above the entry needing some additional design finesse; colors too dark; the fountain too large; and the roof lines should be joined to create one roof line.

As a result of the Commission's comments, the applicant has modified the design of the project with the following changes:

- Reduced the size of the quoins by 15%;
- Revised the two first floor French doors to windows;
- Reduced the size of the entry door from six feet wide to five feet wide;
- Redesigned the window above the entry;
- Lightened the color of the overall palette;
- Reduced the size of the fountain.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

### Attachment(s):

- July 8, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- 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

August 7, 2014

### **DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the façade design revisions appear to be a reasonable response to the comments provided by the Commission at the previous meeting. Staff recommends that the window above the entry be further reduced in size and that the roof line be joined to form a continuous eave consistent with the Italianate 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.

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



**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment A**

July 8, 2014 DRC Staff Report and Previously Proposed Plans



# 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

August 7, 2014

**Attachment B**

Applicant's Written Response to Commissioner's Comments

## 308 N. Elm Drive | RESPONSES TO DESIGN REVIEW COMMISSION:

Dear Staff and Commissioners,

We are pleased to resubmit this project for review. We are happy to address the comments we last discussed at the DRB meeting. Below is a list of comments and how we've addressed them.

- Quoins on the building might be a bit large
  - We have scaled down the quoins by about 15%
- Too many doors on the front façade
  - We have redesigned the two French doors at the first floor to windows while still maintain symmetry above.
- Entry door is too wide
  - We have redesigned the entry door from 6 feet wide to 5 feet
- Window above entry needs more finesse
  - The window has been redesigned with an arch and moldings around the opening along with a large sill supported by corbels. This design is also carried out on the two new windows on the first floor.
- Colors too dark
  - We lightened the color of the house as well as adding a bit of earth tone colors to it. We took that same color and chose a few shades darker, while still lighter than the original, for the quoins.
- Fountain is too large
  - We have reduced the fountain from a 36" round by 54" high multi-tiered fountain to a 30" round by 30" high single tiered fountain.

There was one comment with regard to joining the two roof elements that sit closest the street to create one roof line. We've explored this option and feel that rather than reduce the perception of bulk and mass, it creates it. When the different masses of the house are joined by this roof line, the takes on a monolithic look. We feel the roof design in it's current form best suits the identifying characteristics of the house, it's articulation with regard to massing and to the Italianate style.

Thank you for your time and consideration on this project.

Sincerely,



Ben Borukhim  
bB | A Studios



**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment C**  
Project Design Plans

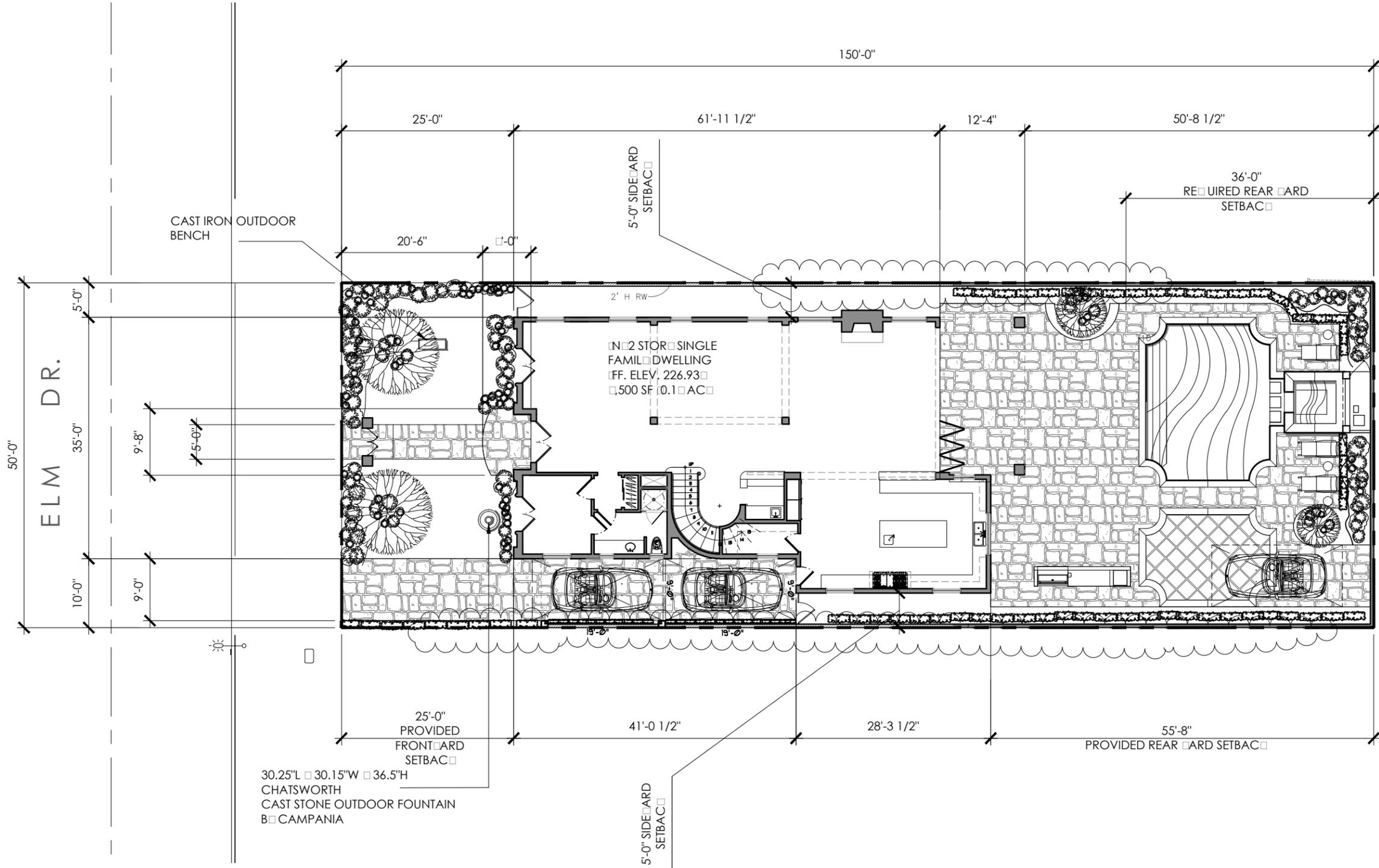


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# PRIVATE RESIDENCE 308 N. ELM

14.10.01\_308 N. Elm - CAD 5.eet:11 | DRC: A1.1 SITE PLAN.dwg | 7/18/2014 3:20:55 PM



30.25'L x 30.15'W x 36.5'H  
 CHATSWORTH  
 CAST STONE OUTDOOR FOUNTAIN  
 BY CAMPANIA

2 STORY SINGLE  
 FAMILY DWELLING  
 FF. ELEV. 226.93  
 500 SF 0.1 AC



ALLE

SHEET

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FRONT YARD SETBACK	Required	Proposed
REAR YARD SETBACK	25'-0"	25'-0"
SIDE YARD SETBACK (N)	36'-0"	55'-8"
SIDE YARD SETBACK (S)	9'-0" for 1st 38' ; 5'-0" thereafter	5'-0"
LOT AREA	500 S.F.	500 S.F.
MAXIMUM FLOOR AREA	4,500 S.F.	4,500 S.F.

# PRIVATE RESIDENCE

## 308 N. ELM

A1.1

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PROPOSED WEST ELEVATION

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

FILE:

1



PROPOSED EAST ELEVATION

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

FILE:

2

SHEET A3.1

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

• PROPOSED ELEVATIONS

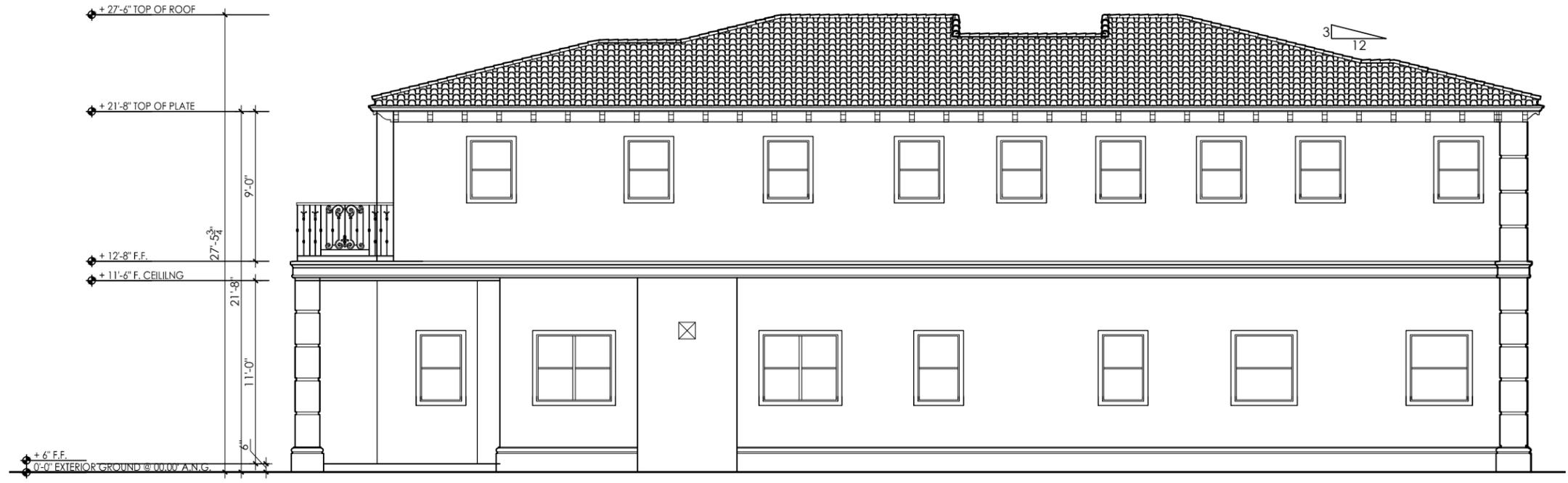
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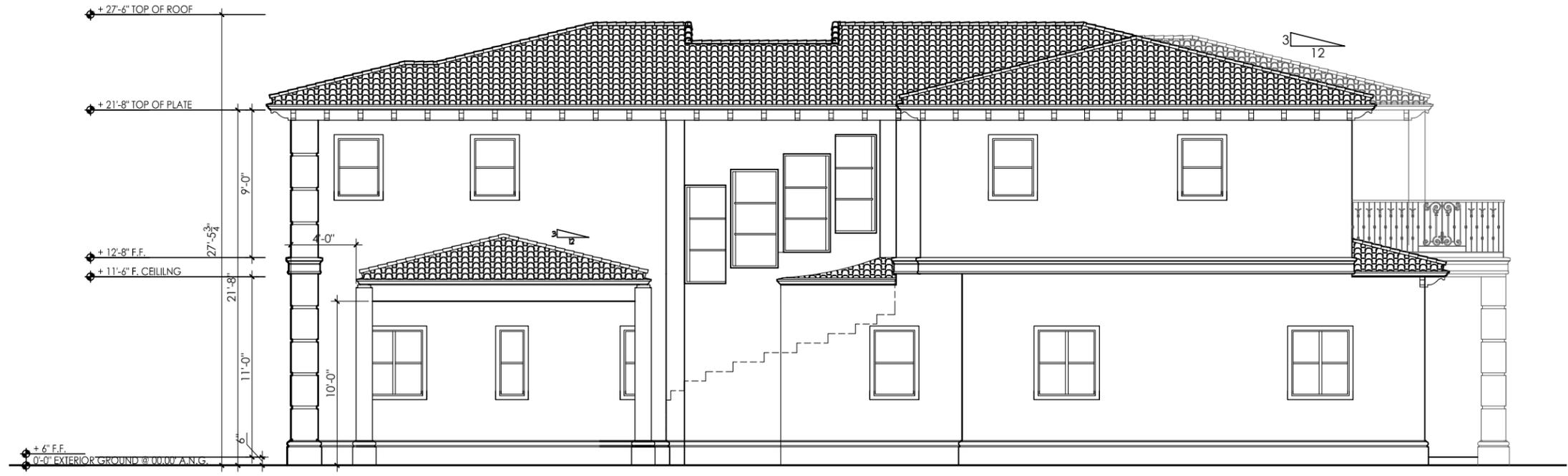
PRIVATE RESIDENCE  
308 N. ELM

A3.1

Z:\14.107.01\_308 N. Elm\CAD\Sheets\11 X 17 DRC\A3.2 EXTERIOR ELEVATIONS.dwg, 7/21/2014, 12:34:21 PM



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



PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0" FILE: ②

SHEET

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

• PROPOSED ELEVATIONS

# PRIVATE RESIDENCE

## 308 N. ELM

A3.2



COLORED ELEVATION  
SCALE: NT.S

FILE:

1

ELEVATION KEYNOTES:

1	STUCCO	FINISH/MATERIAL SMOOTH	TO MATCH TIERRA M9-11 BY BEHR
2	QUIONS	SMOOTH	TO MATCH DUNE M9-22 BY BEHR
3	ROOF - BORAL CLAY ROOF TILE	2 PIECE MISSION	EL CAMINO BLEND
4	GUTTER	PRE-FORMED COPPER	METALLIC WEATHER BROWN
5	WOOD CORBEL	WOOD	STAINED TO MATCH DARK WALNI
6	WIN. + DR.S. FRAME	WOOD	STAINED TO MATCH DARK WALNI
7	RAILING	WROUGHT IRON	METALLIC WEATHER BROWN DEC 756 DUNN EDWARDS
8	OUTDOOR PATIO FAVER	TRAVERTINE	MOCHA TRAVERTINE VERSAILLES PATTERN
9	DRIVEWAY & CARPORT PAVR	CONCRETE	CONCRETE PAVR PALOMINO 5441 BY DAVIS
10	SCONCE LIGHT	BRONZE	
11	9' ENTRY DOOR	SOLID WOOD W/ WROUGHT IRON WITH GLASS	STAINED TO MATCH WALNUT

SHEET A3.3

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

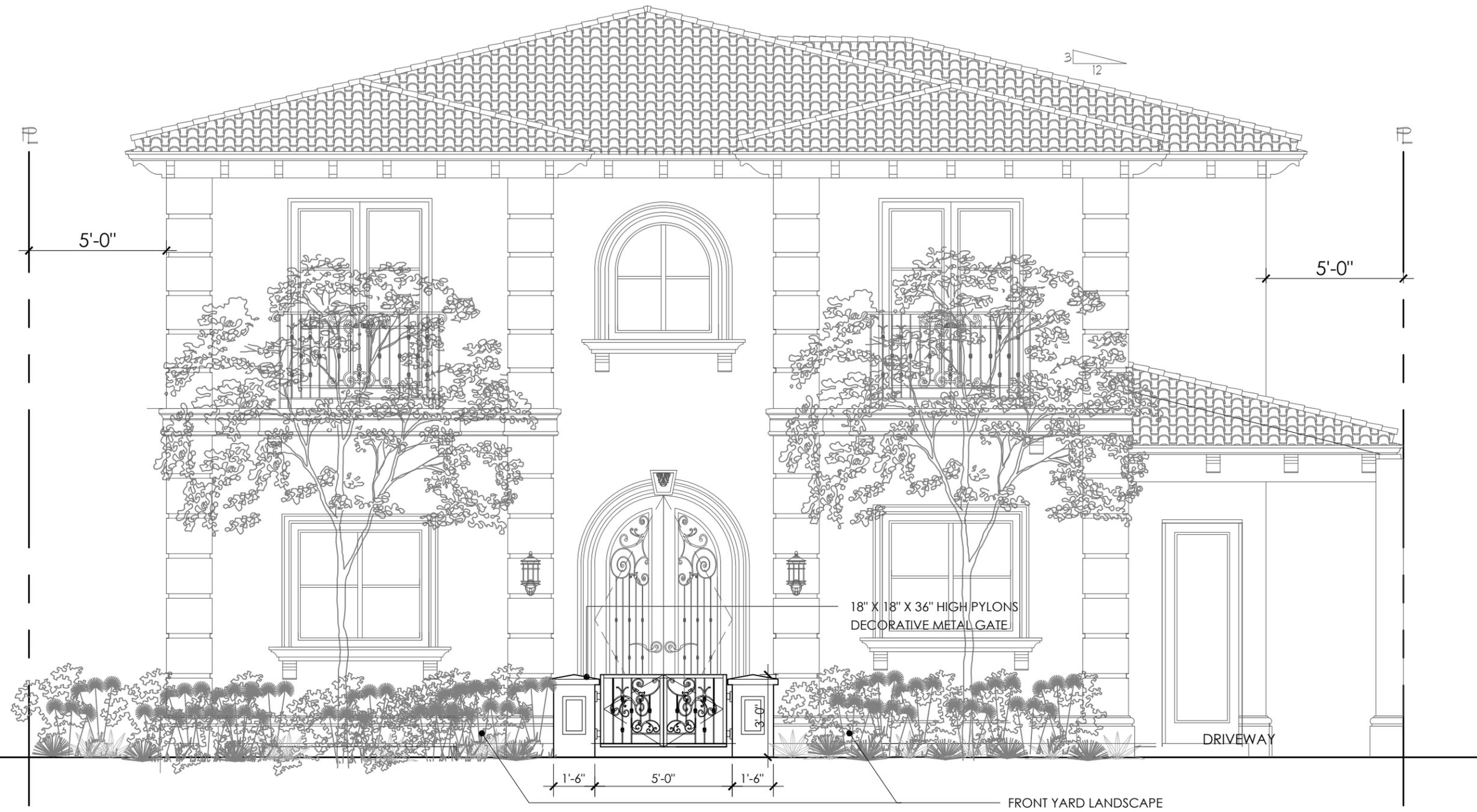
• COLORED FRONT ELEVATION

PRIVATE RESIDENCE  
308 N. ELM

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Z:\14.107.01\_308 N. Elm\CAD\Sheets\11 X 17 DRC\A3.4 FENCE ELEVATION.dwg, 7/21/2014 8:10:08 AM



SHEET

SCALE: 1/4" = 1'-0"

FENCE & GATE ELEVATION

PRIVATE RESIDENCE  
308 N. ELM

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A3.4







PHOTO MONTAGE WITHOUT TREES  
SCALE: N.T.S. FILE:

2



PHOTO MONTAGE WITHOUT TREES  
SCALE: N.T.S. FILE:

2



PHOTO MONTAGE WITH TREES  
SCALE: N.T.S. FILE:

1



PHOTO MONTAGE WITH TREES  
SCALE: N.T.S. FILE:

1

PRIVATE RESIDENCE  
308 N. ELM

A8.4

SHEET  
SCALE: N.T.S.  
• STREETScape PHOTO MONTAGE

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VIEW - 1  
SCALE: N.T.S.

FILE:

1



VIEW - 2  
SCALE: N.T.S.

FILE:

2



VIEW - 3  
SCALE: N.T.S.

FILE:

3



VIEW - 4  
SCALE: N.T.S.

FILE:

4

PRIVATE RESIDENCE  
308 N. ELM

A8.5

SCALE: N.T.S.

PERSPECTIVE IMAGES

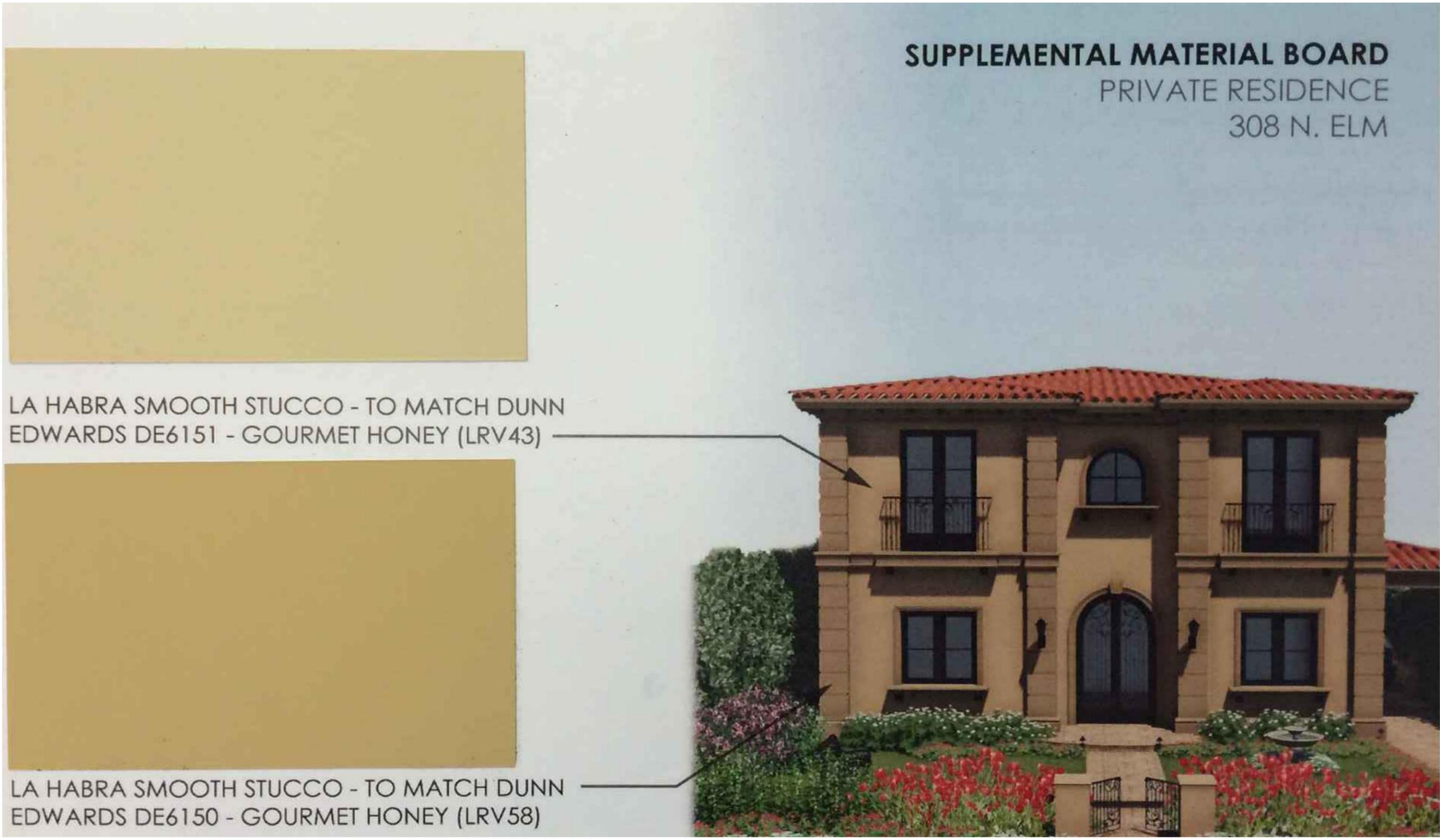
SHEET

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**SUPPLEMENTAL MATERIAL BOARD**  
PRIVATE RESIDENCE  
308 N. ELM

LA HABRA SMOOTH STUCCO - TO MATCH DUNN EDWARDS DE6151 - GOURMET HONEY (LRV43)

LA HABRA SMOOTH STUCCO - TO MATCH DUNN EDWARDS DE6150 - GOURMET HONEY (LRV58)

SHEET

SCALE: N.T.S.

• MATERIAL BOARDS

**bBA** STUDIOS, INC

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**PRIVATE RESIDENCE**  
**308 N. ELM**

A8.6

14.10.01 308 N. Elm CAD 5:00:11 12/21/2014 8:06:52 AM



**B** CAST IRON OUTDOOR BENCH



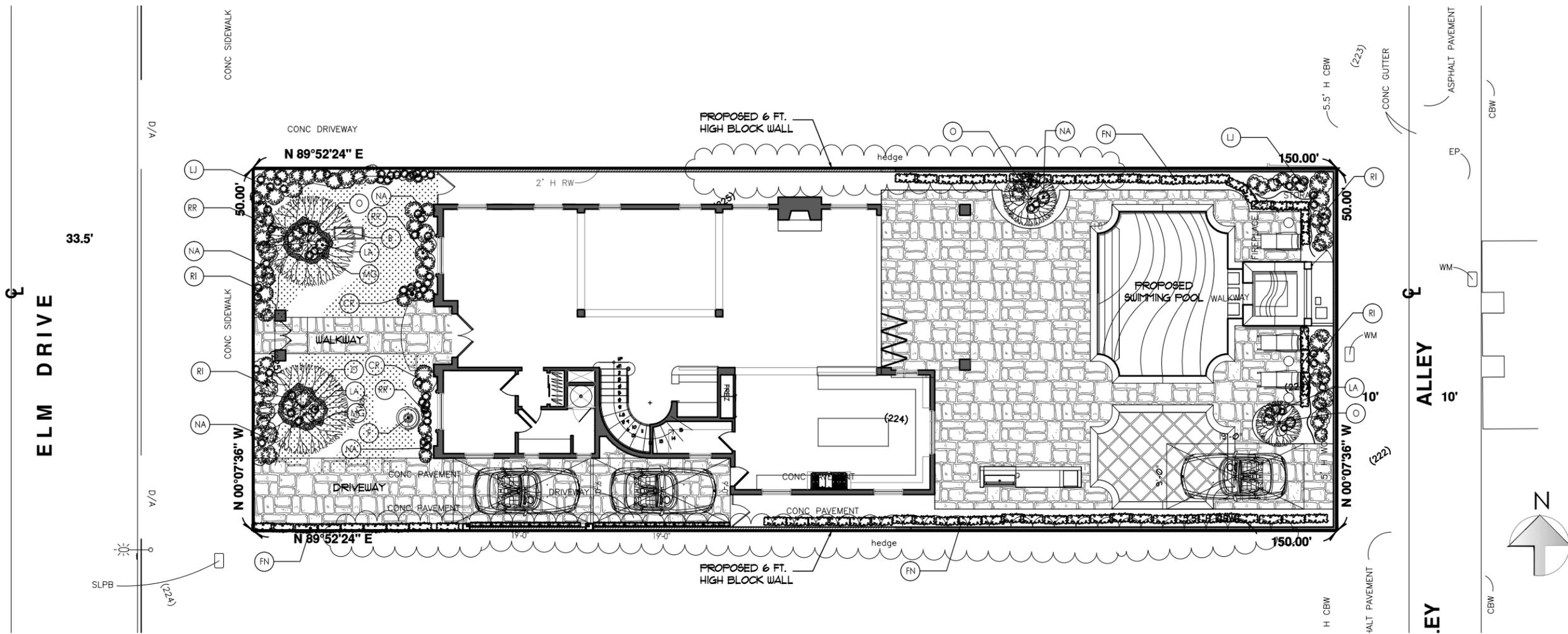
**F** 30.25"L x 35.15"W x 36.5"H CHATSWORTH CAST STONE OUTDOOR FOUNTAIN BOSTONIA CAMPANIA

**PLANT LEGEND :**

BOTANICAL NAME	SIZE	QTY	NOTES
FRUITLESS OLIVE - "SWAN HILL" OLEA EUROPEA	48" BO	2	LOW BRANCHING
FICUS NITIDA 'COLUMNAR'	15 GAL	100	
A. AEA 'LITTLE JOHN'	5 GAL	60	
CARPET ROSES 'ORANGE ONL'	5 GAL	24	
CARPET ROSES 'RED ONL'	5 GAL	24	
ROSA ICEBERG 'WHITE & SCARLET'	5 GAL	24	
LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH' 'DWARF'	5 GAL	18	
NAMESIA	5 GAL	42	
MONDO GRASS	2 GAL	14	
BOSTON IVY			

**GROUND COVER PLANTS**

LAMIUM MACULATUM 'WHITE NANC'	20 FLATS	PLANTER BEDS
MARATHON II TURF/LAWN (APPROX. 5" S.F.)	SOD	
L. SIMACHIA NUMMULARIA 'AUREA'	23 FLATS	PLANTER BEDS



SCALE: N.T.S.

SHEET

PLANTING PLAN

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• FRUITLESS OLIVE



• FICUS NITIDA



• LAVANDULA ANGUSTIFOLIA



• ROSA ICEBERG



• CARPET ROSE [ORANGE]



• CARPET ROSE [RED]



• AZALEA



• NAMESIA



• BOSTON IVY



• MONDO GRASS



• L. SIMACHIA NUMMULARIA



• WHITE NANCY

PRIVATE RESIDENCE  
308 N. ELM

L-2

SCALE: N.T.S.

PLANTING PICTURES

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SHEET

14:10:01 308 N. Elm - CAD: S. eels: 11 | 1 | DRC: Landscap: L: s: eels - w: 12 landscap: e: buffer.dwg | 7/18/2014 12:35 PM



**Design Review Commission Report**

455 North Rexford Drive

August 7, 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 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 and August 7, 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: August 7, 2014

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chair  
Design Review Commission