



Design Review Commission Report

Meeting Date: Thursday, December 4, 2014
(continued from November 6, 2014)

Subject: **208 South Stanley Drive (PL1429432)**
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: Farzin Maly, Maly Architects

Recommendation: Conduct public hearing 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 Revival Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on November 6, 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 entry was too heavy and bulky, the wrought iron on the entry door is too ornate, windows needed to be deeper set and remove the wrought iron railings from the lower façade window and the upper balcony.

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

- Eliminated the gate on the porte cochere;
- Revised the entry door to a wrought iron door with a simpler design;
- Reduced the width of the entry columns;
- Removed the wrought iron railings from the balcony above the entry door and used a balcony wall instead;
- Continued the front limestone up to the top of the entry element;
- Removed the wrought iron railings from the first floor window;
- Raised the lower façade window up to 18" above the slab;
- Inset the windows in 8 inches;
- Revised the rendering to be more accurate as to the roof color;

Attachment(s):

- Nov. 6, 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



- Revised landscape plans to show 5 gallon Japanese Boxwood Roses instead of one gallon.

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

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the Applicants appear to have responded adequately to the Commission's comments. The rendering does not appear to show the limestone to the entry element correctly, however, staff believes it to be an acceptable color and material. Staff is recommending approval of the design subject to further landscape review by the Commission.

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

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of December 4, 2014.



Design Review Commission Report

455 North Rexford Drive

December 4, 2014

Attachment A

November 6, 2014 DRC Staff Report and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, November 6, 2014

Subject: **208 South Stanley Drive (PL1429432)**

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: Farzin Maly, Maly Architects

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

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 Revival Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the façade entry element appears a bit heavy and lopsided creating an imbalance to the façade. The heavy columns on the upper portion compete and create too much weight on the entry below. In addition, the arched windows on the side elevation compete with the front door. The landscape design for the front yard does work well with the overall 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

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

November 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.

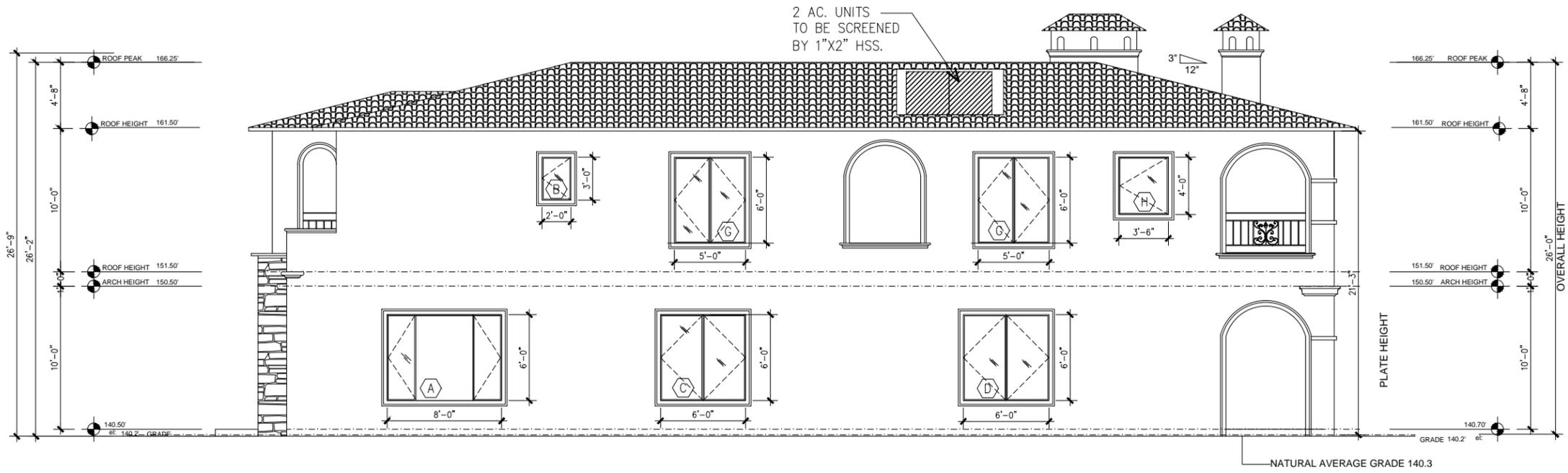
PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, along with the block face, 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, October 24, 2014; the site was posted on Thursday, October 23, 2014. To date staff has not received comments in regards to the submitted project.



WEST ELEVATION

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



SOUTH ELEVATION

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

4	5	6	NO.	DATE
1	2	3	NO.	DATE
R E V I S I O N S				

SUBMITTAL DATES:		
OWNER:	PLAN CHECK:	O.T.B.

PROPOSED ELEVATIONS
 OWNER AND PROJECT ADDRESS:
MATTEW BAHRAMI
 208 S STANLEY
 BEVERLY HILLS, CA 90210

SHEET TITLE:
FARZIN MALLY
 15245 LA MAIDA ST.
 SHERMAN OAKS, CA. 91403
 PH: 818.770.0161
 Email: farzin.mally@gmail.com



JOB NO:
 DATE: **10.14.14**
 DRAWN BY: **E. M.**
 APPROVED BY: **F. M.**

SHEET NO:
A-3.0

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS





© 2014 Google







Design Review Commission Report

455 North Rexford Drive

December 4, 2014

Attachment B

Applicant's Written Response to Commissioner's Comments

November 17th, 2014

Corrections from November 6th, 2014 Design Review Commission Meeting

For

208 S. Stanley Dr.

Following are a list of items to be addressed by the Design Review Commission:

- 1) Eliminate the gate on the porte cochere
 - a. Removed the gate
- 2) Simpler/Less ornate wrought iron entry door
 - a. Changed the wrought Iron door to a simpler design
- 3) Make the front of the house less heavy and bulky
 - a. Made the side columns thinner, less bulky
- 4) Show gutters on the rendering
 - a. Rendering shows the gutters and also shown on the plans page A-3.0
- 5) Use 5 gallon Japanese Boxwood Roses instead of 1 gallons
 - a. Changed the plans to 5 gallon on the landscape plan page A-5.2
- 6) Remove the wrought iron railings from the balcony above the front door and build 42" wall instead
 - a. Updated the plans to reflect these changes by removing the wrought iron railing and building a balcony wall of 42" high
- 7) Continue the front limestone to the top of the new 42" balcony wall above the front door
 - a. Limestone on the front is continued to the top of the balcony wall on the rendering and plan page A-3.0
- 8) Remove the wrought iron railings from the first floor window to the right of the front entry door
 - a. Removed the wrought iron railing from the front of the lower front window on page A-3.0
- 9) Raise the window to the right of the front door about 18" from the slab
 - a. Raised the window 18" above the ground on page A-3.0
- 10) Roof rendering to be closer in color to the actual tile being used
 - a. New rendering reflects this change

- 11) Make the windows deeper set. Use none or lighter moldings around the windows
 - a. This change is reflected on the rendering and the front framing is 8" to accommodate the recessed windows
- 12) Replace 2 palms in front with 24" trees, possibly evergreens
 - a. The 2 palms have been replaced by 2 Italian Cypress trees

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Bahrami', with a long horizontal flourish extending to the right.

Matthew Bahrami, Owner

11/17/2014



Design Review Commission Report

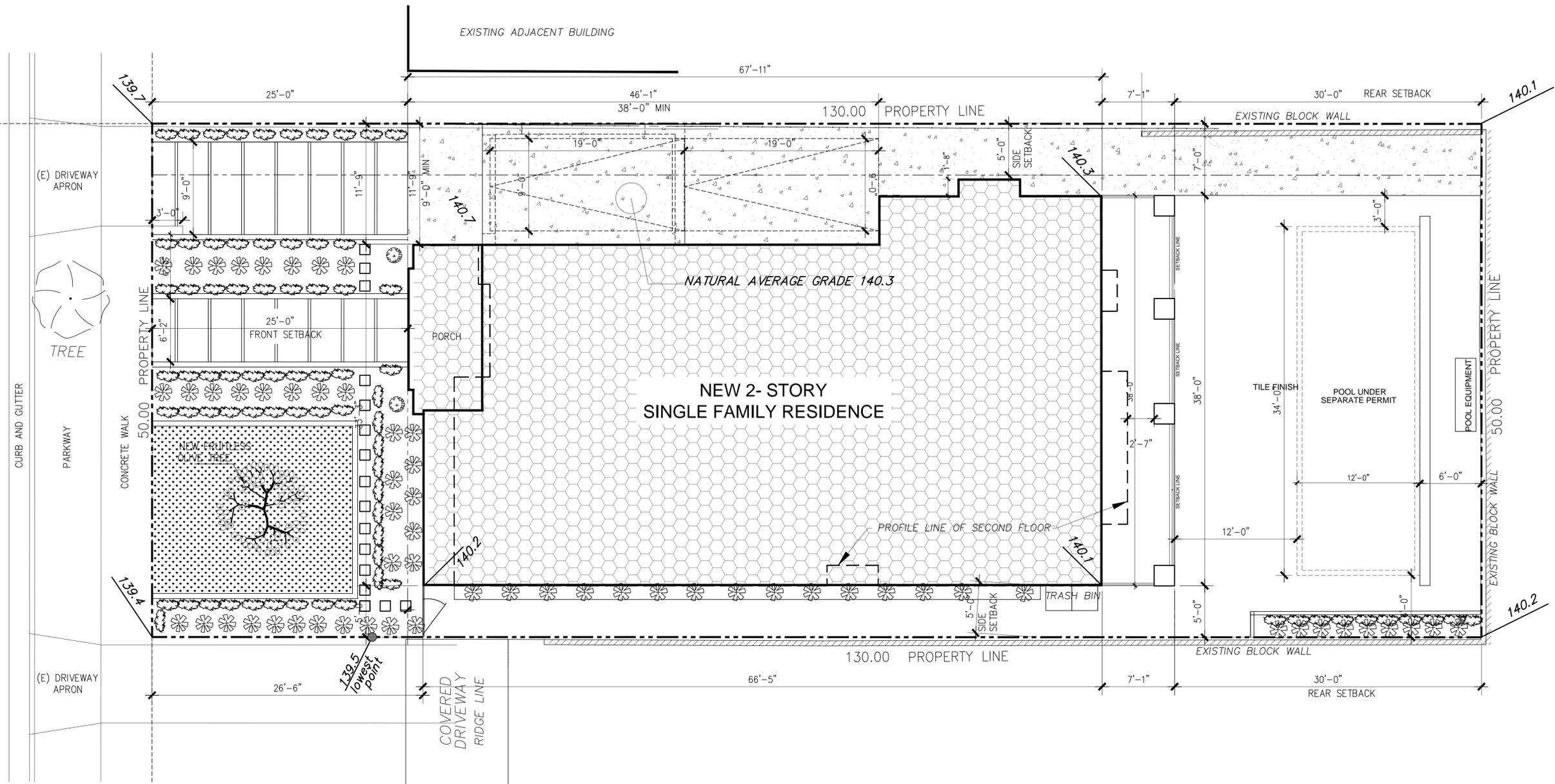
455 North Rexford Drive

December 4, 2014

Attachment C
Project Design Plans

STANLEY DRIVE

OF STREET



SITE PLAN

SCALE: 3/16"=1'-0"



FLOOR AREA LEGEND:

- INDICATES AREA OF ATTACHED CARPORT - 400 S.F.
- INDICATES AREA OF FOOTPRINT - 2054 S.F.

CODE ALLOWED MAXIMUM AREA

REQUIRED MAX. FLOOR AREA FOR CENTRAL AREA OF THE CITY=
 40% LOT SIZE + 1500 SQF = 40% X 6500 SQF + 1500 SQF =4100SQF

FLOOR AREA

1ST FLOOR	2038 SQFT
2ND FLOOR	2032 SQFT
TOTAL	4070 SQFT

PROPERTY INFORMATION

LOT	
LOT AREA	6500 sqft
TRACT #	
APN No.	4330-025-019
ZONE	R-1

SETBACK REQUIREMENTS

SETBACK	MIN. REQUIRED	PROVIDED
FRONT	25'	25'
REAR	30% of the lot depth minus 9'=30'-0"	30'-0"
NORTH SIDE	9'	11'-9"
SOUTH SIDE	5'	5'

HEIGHT REQUIREMENTS

SETBACK	MAX. REQUIRED	PROVIDED
HEIGHT	30'-0"	27'-3"
PLATE HEIGHT	22'-0"	21'-8" FROM LOWEST POINT

PROPOSED SITE PLAN

OWNER AND PROJECT ADDRESS:

MATTEW BAHRAMI
 208 S STANLEY
 BEVERLY HILLS, CA.90210

ARCHITECT:

FARZIN MALY
 15245 LA MAIDA ST.
 SHERMAN OAKS, CA. 91403
 Ph: 818. 770. 0161
 Email: farzin.maly@gmail.com

SHEET TITLE:

STAMP



JOB NO:

DATE: **10. 14. 14**

DRAWN BY: **E. M.**

APPROVED BY: **F. M.**

SHEET NO:

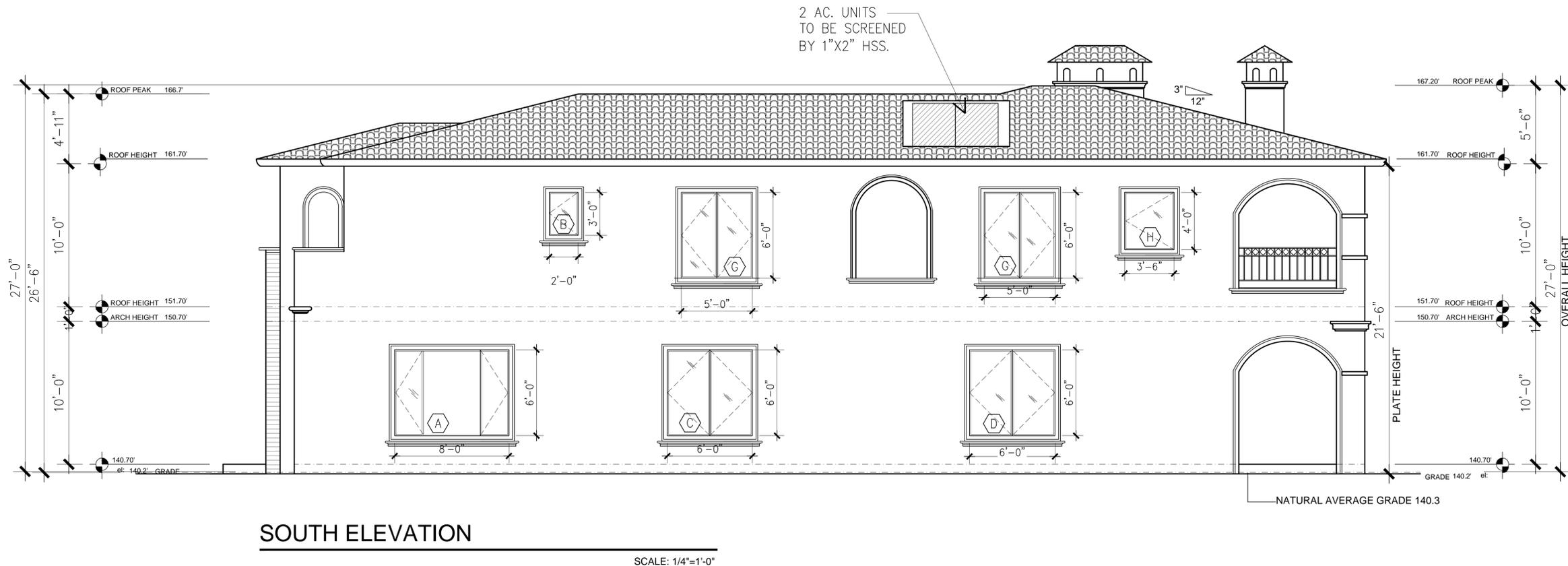
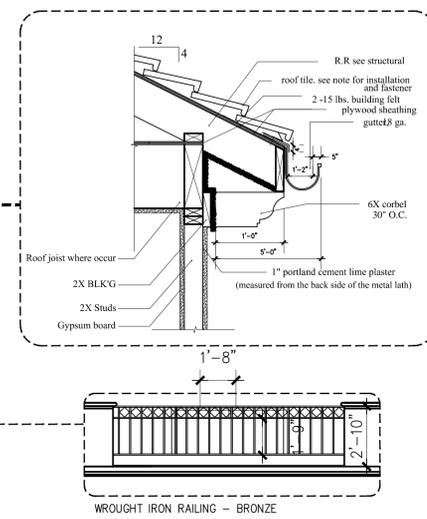
A-1.0

NO.	DATE	NO.	DATE
1		4	
2		5	
3		6	

SUBMITTAL DATES:

OWNER:	
PLAN CHECK:	
O.T.B.	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE TO THE CONTRACT WITH THESE DOCUMENTS SHALL CONSTITUTE FROM FACILITATION OF THESE RESTRICTIONS.



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE TO USUAL CONTRACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROPOSED ELEVATIONS

OWNER AND PROJECT ADDRESS:
MATTEW BAHRAMI
208 S STANLEY
BEVERLY HILLS, CA. 90210

ARCHITECT:
FARZIN MALY
15245 LA MAIDA ST.
SHERMAN OAKS, CA. 91403
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

SHEET TITLE:
PROPOSED ELEVATIONS

STAMP
LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-13
RENEWAL DATE
STATE OF CALIFORNIA

JOB NO.:
DATE: **10. 14. 14**
DRAWN BY: **E. M.**
APPROVED BY: **F. M.**

SHEET NO.:
A-3.0

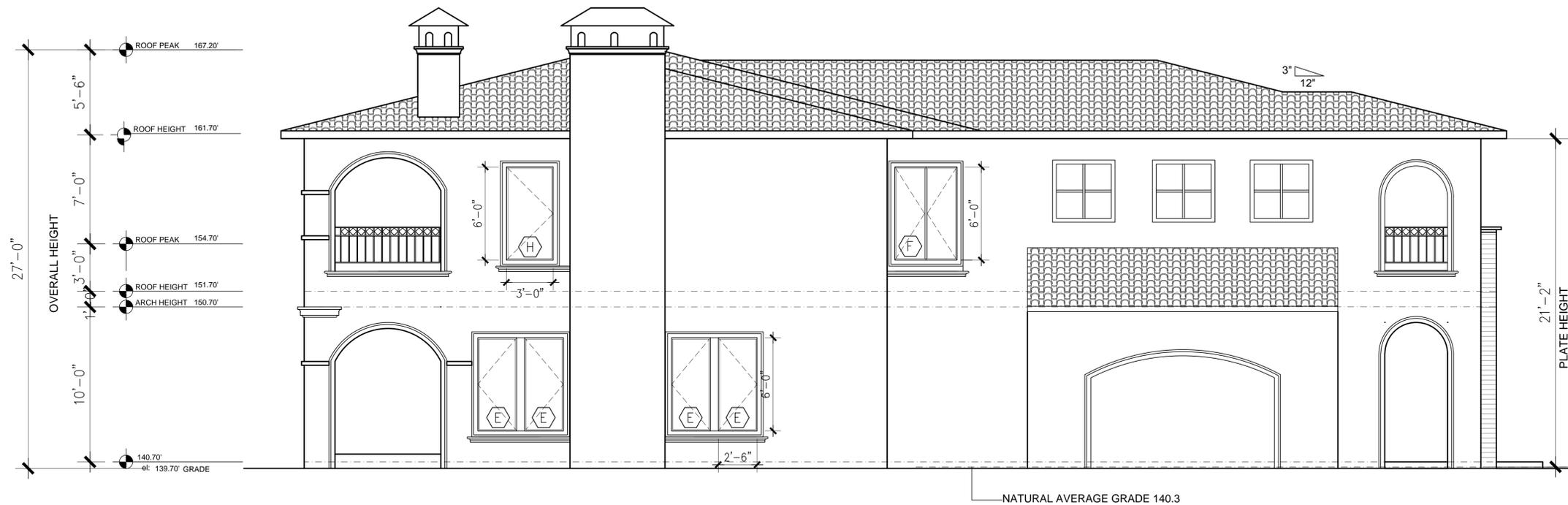
NO.	DATE
4	
5	
6	
REVISIONS	
NO.	DATE
1	
2	
3	

SUBMITTAL DATES:
OWNER:
PLAN CHECK:
O.T.B.



EAST ELEVATION

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



NORTH ELEVATION

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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREVIOUS WRITTEN CONSENT, THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SUBMITTAL DATES:		4	5	6	NO.	DATE
1	2	3	NO.	DATE		

PROPOSED PROPOSED ELEVATIONS

OWNER AND PROJECT ADDRESS:
MATTEW BAHRAMI
 208 S STANLEY
 BEVERLY HILLS, CA. 90210

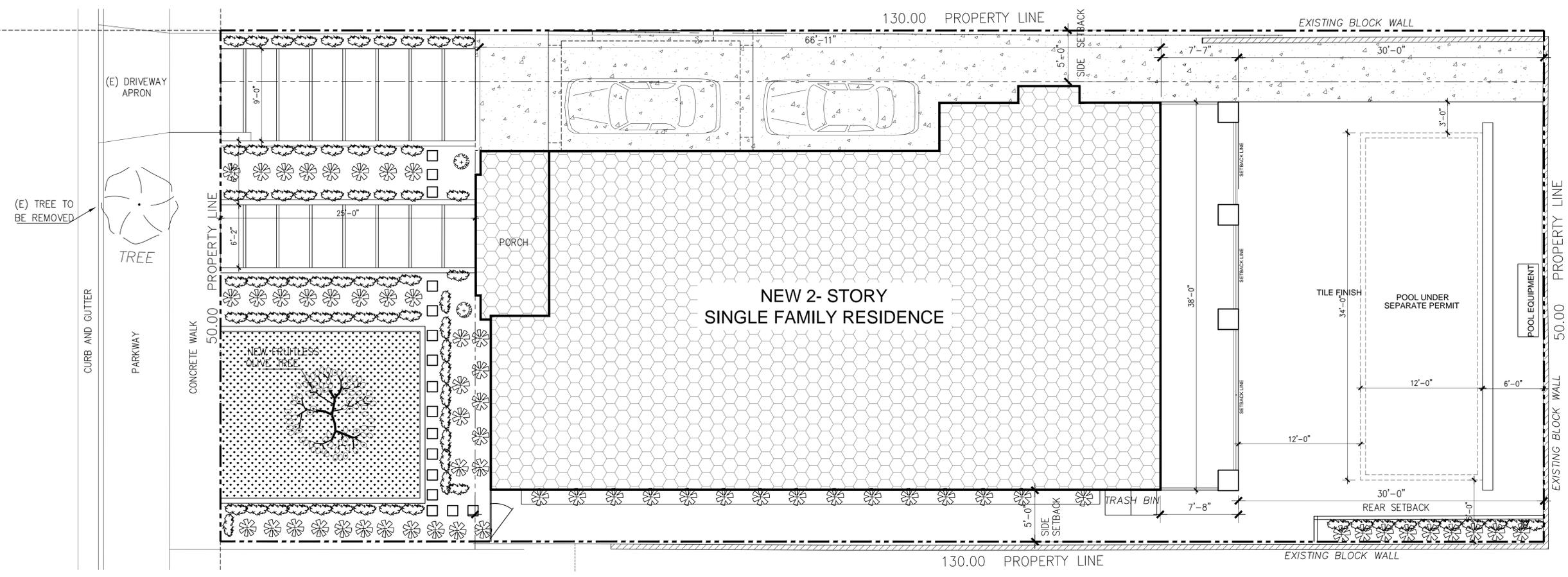
ARCHITECT:
FARZIN MALY
 15245 LA MAIDA ST.
 SHERMAN OAKS, CA. 91403
 Ph: 818. 770. 0161
 Email: farzin.maly@gmail.com

STAMP
 LICENSED ARCHITECT
 FARZIN MALY
 NO. C-33731
 05-31-13
 RENEWAL DATE
 STATE OF CALIFORNIA

JOB NO:
 DATE: **10. 14. 14**
 DRAWN BY: **E. M.**
 APPROVED BY: **F. M.**

SHEET NO:
A-3.1

STANLEY DRIVE
OF STREET



5 GALLON ICEBERG ROSES -3' O.C.



ITALIAN CYPRESS 24" BOX- 8'



1 GALLON JAPANESE BOXWOOD GREEN GEN - 1' O.C.



FRUITLESS OLIVE TREE

QTY.	LANDSCAPE LEGEND
37	5 GALLON ICEBERG ROSES -3' O.C.
2	ITALIAN CYPRESS 24" BOX- 8'
52	5 GALLON JAPANESE BOXWOOD GREEN GEN - 1' O.C.
	GRASS
1	FRUITLESS OLIVE TREE 48" BOX

LANDSCAPE PLAN

SCALE: 3/16"=1'-0"



NORTH

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREVIOUS WRITTEN CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

PROPOSED LANDSCAPE PLAN

OWNER AND PROJECT ADDRESS:
MATTEW BAHRAMI
208 S STANLEY
BEVERLY HILLS, CA. 90210

ARCHITECT:
FARZIN MALY
15245 LA MAIDA ST.
SHERMAN OAKS, CA. 91403
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

STAMP
LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-13
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:

REVISIONS

NO.	DATE	NO.	DATE
1		4	
2		5	
3		6	

SUBMITTAL DATES:

OWNER:

PLAN CHECK:

O.T.B.

JOB NO:

DATE: 10. 14. 14

DRAWN BY: E. M.

APPROVED BY: F. M.

SHEET NO:

A-5.2







© 2014 Google





- 200 S. Stanley Dr. Beverley Hills Ca
- 201 S. Stanley Dr. Beverley Hills Ca
- 202 S. Stanley Dr. Beverley Hills Ca
- 203 S. Stanley Dr. Beverley Hills Ca
- 204 S. Stanley Dr. Beverley Hills Ca
- 205 S. Stanley Dr. Beverley Hills Ca
- 206 S. Stanley Dr. Beverley Hills Ca
- 207 S. Stanley Dr. Beverley Hills Ca
- 208 S. Stanley Dr. Beverley Hills Ca
- Proposed Property
- 209 S. Stanley Dr. Beverley Hills Ca

200

201

202

203

204

205

206

207

208

209

PROOF





Design Review Commission Report

455 North Rexford Drive

December 4, 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 208 SOUTH STANLEY DRIVE (PL1429432).

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

Section 1. Farzin Maly, Architect, on behalf of Matthew Bahrami, 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 208 South Stanley 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 **November 6, 2014 and December 4, 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: **December 4, 2014**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission