



## Design Review Commission Report

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**Meeting Date:** Wednesday, January 7, 2015  
(continued from December 4, 2014)

**Subject:** **217 South Palm Drive (PL1431335)**  
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:** Aviva and Ezra Sagi

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

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### 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 was identified by the applicant as California Italianate; however, since the project does not adhere to a pure architectural style and additionally introduces a larger two-story mass adjacent to a one-story single-family residence, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on Thursday, December 4, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to redesign the project. The comments related primarily to bulk and mass, lack of style and refinement in the design, façade fenestration, and general incompatibility with the neighborhood.

As a result of the Commission's comments, the applicant has fully redesigned the project with a more French-inspired design.

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 redesigned project presents greater internal compatibility and will serve as a positive enhancement to the streetscape. The fenestration has been revised to better complement the design intent and the front yard fence has been reduced to a height of 3'-0" to better complement the surrounding neighborhood. The applicant has thoughtfully and appropriately incorporated the Commission's comments into the new design and it is recommended that the Commission approve the project.

Attachment(s):

- A. December 4, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



## Design Review Commission Report

455 North Rexford Drive

January 7, 2015

### **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 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Elwood Houseman) is identified as the architect for the existing single-family residence (1926). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

### **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 January 7, 2015.



**Design Review Commission Report**

455 North Rexford Drive

January 7, 2015

**Attachment A**

December 4, 2014 DRC Staff Report and Previously Proposed Plans



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

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**Meeting Date:** Thursday, December 4, 2014

**Subject:** **217 South Palm Drive (PL1431335)**

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:** Aviva and Ezra Sagi

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

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### 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 California Italianate; however, since the project does not adhere to a pure architectural style and additionally introduces a larger two-story mass adjacent to a one-story single-family residence, the project is before the Commission for review.

### DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposal is a simple understated design that fits in with the overall streetscape which is a mix of original one-story homes and new larger two-story homes. Staff has some concerns relating to the upper façade windows which appear to be too close under the roof line leaving a large expanse on the façade.

In addition, the proposal includes a fence that is six feet in height which does not appear to be in keeping with the majority of the neighborhood which either has no fence or three foot high fences or walls.

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.

#### 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

December 4, 2014

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Elwood Houseman) is identified as the architect for the existing single-family residence (1926). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

### **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, November 21, 2014; the site was posted on Friday, November 21, 2014. To date staff has not received comments in regards to the submitted project.



**DW/LA**

Landscape Architects  
 1216 Elm Street  
 Vanice, CA 90291  
 Phone: 310-427-2084  
 Fax: 310-427-4834



Project Name  
**ELEVATION**

**SAGI RESIDENCE  
 217 SOUTH PALM DRIVE  
 BEVERLY HILLS, CA 90210**

Date: 11/07/2014  
 Project No.: 444  
 Drawn By: JCC  
 Checked By: JCC  
 Scale: 1/8" = 1'-0"

Sheet No.  
**L 0.3**  
 SAGI





**Design Review Commission Report**

455 North Rexford Drive

January 7, 2015

**Attachment B**

Applicant's Written Response to Commissioner's Comments

To:  
Beverly Hills Design Review Commission

From:  
Aviva Sagi

Re: 217 South Palm Drive – responses from December 4 2014 meeting

We have re-designed the exterior of the house completely in response to comments from the meeting on December 4 2014 with the Design Review Committee.

We understood the issues that the Committee voiced with the original design and thoroughly researched to find and work out a solution that we really like and hopefully pleases all.

The design now addresses these concerns and we believe it is now both aesthetically pleasing to the immediate neighborhood as well as to City of BH.

Below are comments taken (in CAPS) from the meeting along with our responses.

Mr. Reese and Mr. Lerner:

-UPPER FAÇADE WINDOWS TOO CLOSE TO ROOFLINE

-MORE MODULATION LESS OF A BOX

The new design incorporates the upper windows into the roofline in a pleasing manner while giving the house more dimensional appeal.

Commission:

Nathan:

-WHY IS THERE NO CHIMNEY

-WHY 2<sup>ND</sup> FLOOR SO HIGH UP TO ROOF

-WHY IS FIRST AND SECOND STORY WINDOW HAVE SO MUCH STUCCO IN BETWEEN

The new design now has a chimney. With this design, we've addressed the issue of 'too much stucco' by enlarging the front door entry as well as adding stone to the façade. It now has a variety of materials that gives the house enhanced curb appeal.

Vice Chair:

-WHY A FENCE

-LIGHT FIXTURES ON FAÇADE OF HOUSE

-PLANTS ON NORTH AND SOUTH FOR PRIVACY

-ANY FENCES/WALLS

-PORTICO SHARE

All issues addressed in the redesign.

Strauss:

-NEEDS TO BE RE-ESIGNED

Done.

Nathan:

-YES NEEDS REDESIGN. IT IS A BOX. IT PROMOTES BULK/MASS. THERE ARE SPANISH HOUSES NEARBY. WE KNOW ONE STORY DOESN'T MAKE SENSE BECAUSE YOU NEED ROOM. NEEDS TO FIT AREA.

We went to our original source guidance from the City of Beverly Hills. We explored the BH streets and found inspiration from many houses of this similar traditional style that use a mix of materials in a manner that we felt enhances the surrounding neighborhood.

Vice Chair – guidance:

-THERE IS NO STYLE TO THE WINDOWS, THEY CONTRIBUTE TO THE MASS.  
VERTICAL AND NOT HORIZONTAL LINES  
-I LIKE THE TREES  
-NEED MODULATION, ELEGANCE SO DOESN'T FEEL SO LARGE  
-NORTH NEEDS PRIVACY  
-SOUTH WINDOW SIDE HAS MANY WINDOWS NEEDS TO CONSIDER THIS  
-3FT WALL INSTEAD OF FENCE IS BETTER

John – guidance:

-ORNAMENTATION NEEDED, NEED TO BREAK UP MASS, NEEDS VARIETY OF MATERIALS  
-I LIKE YOUR MATERIALS  
-NO GAP BETWEEN WINDOWS OF SECOND AND FIRST FLOOR  
-BREAK UP MASS  
-I DON'T LIKE RECESSING THE SECOND FLOOR. JUST NO SYMMETRY

As stated in our above response, we believe that we've covered all of these issues.



**Design Review Commission Report**

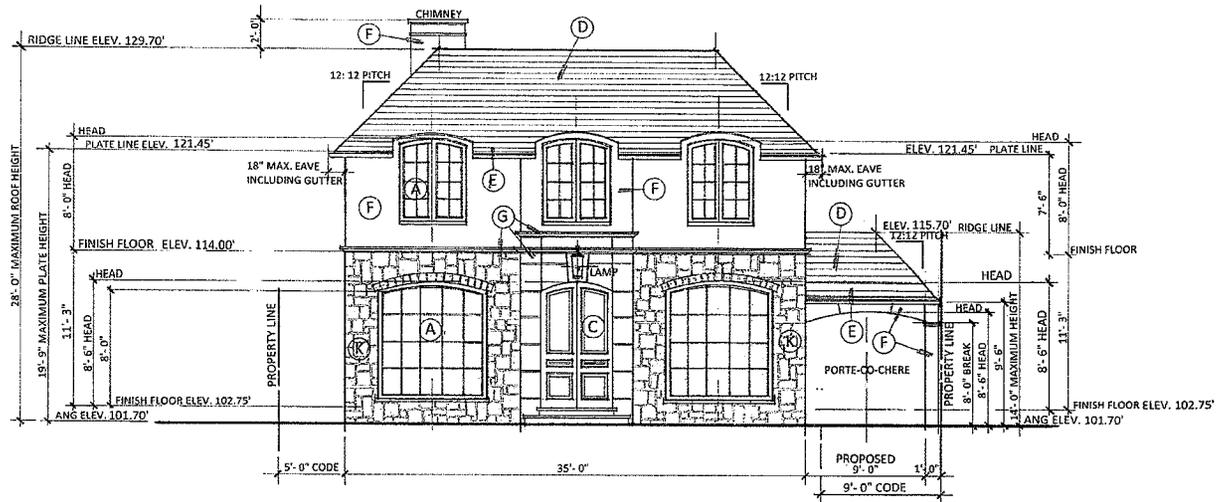
455 North Rexford Drive

January 7, 2015

**Attachment C**  
Project Design Plans

PROJECT DETAILS AND MATERIALS:

- (A) WINDOWS:  
PELLA ARCHITECT SERIES CASEMENT AND FIXED SASH.  
PELLA ENDURO COATING PR7845 "SAND DUNE"  
REFER TO SAMPLE.
- (B) DOORS:  
AT THE REAR OF THE RESIDENCE  
PELLA ARCHITECT SERIES FRENCH  
PELLA ENDURO COATING PR7845 "SAND DUNE"  
REFER TO SAMPLE.
- (C) ENTRY DOOR:  
CUSTOM RAISED PANEL MAHOGANY  
2 1/4" THICK  
STAIN REFER TO SAMPLE CUSTOM STAIN FINISH
- (D) ROOF:  
EVERGREEN SLATE COMPANY  
COLOR: CANADIAN BLACK
- (E) GUTTER AND DOWNSPOUTS:  
5" "1/2 ROUND" STYLE 16oz GUTTERS  
COLOR TO MATCH AN OLD PENNY.  
3" PLAIN ROUND 16 oz COPPER DOWNSPOUTS  
COLOR TO MATCH AN OLD PENNY.  
REFER TO SAMPLE
- (F) EXTERIOR PLASTER:  
LA HABRA STUCCO FINISH  
SANTA BARBRA FINISH  
BASE #200  
COLOR FINISH X-18 OATMEAL  
REFER TO MATERIAL SAMPLE
- (G) PRECAST STONE:  
ENTRY DOOR CASING AND OUTER SURROUND.  
WINDOW SILL AND APRON INCLUDING  
HORIZONTAL BANDING DETAIL.  
ADRIATIC PRECAST STONE, INC.  
COLOR #1110  
REFER TO MATERIAL SAMPLE.
- (H) RAFTER TAILS:  
BAND SAWN 6 x 6 DETAILED DOUG FIR  
SMOOTH FINISH CLEAR DOUG FIR.  
COLOR CUSTOM DARK BROWN SIMI TRANSPARENT  
REFER TO SAMPLE STAIN FINISH
- (I) BALCONY RAILINGS:  
AT THE REAR OF THE RESIDENCE  
CUSTOM WROUGHT IRON  
COLOR FLAT BLACK
- (J) EXTERIOR PAVING:  
ANTIQUE (BEIGE) LIMESTONE PAVING
- (K) STONE VENEER:  
1.) SEQUOYA THIN VENEER 1 1/2" THICK  
REFER TO SAMPLE  
2.) SEQUOYA THIN VENEER 1 1/2" THICK  
3.) TUMBLED REFER TO SAMPLE  
SWEET WATER VENEER 1 1/2" THICK



EAST ELEVATION (front yard)

SCALE 1/4" = 1'-0"

REVISIONS	BY

New Residence  
217 South Palm Drive  
Beverly Hills, CA, 90212

THIS DRAWING IS THE PROPERTY OF TOM LEISHMAN, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TOM LEISHMAN, ARCHITECT.

TOM LEISHMAN, ARCHITECT  
6100 Decoto Ave. #1124  
Woodland Hills, CA 91397 (818) 487-3139

Date	12-16-14
Scale	NOTED
Drawn	
Job	
Sheet	A.14
Of	Secco

REVISIONS	BY

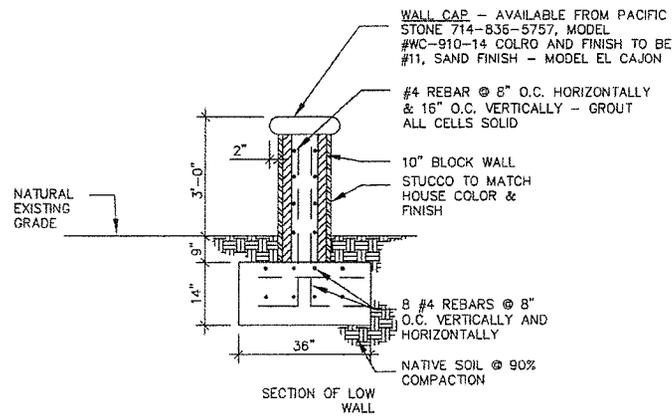
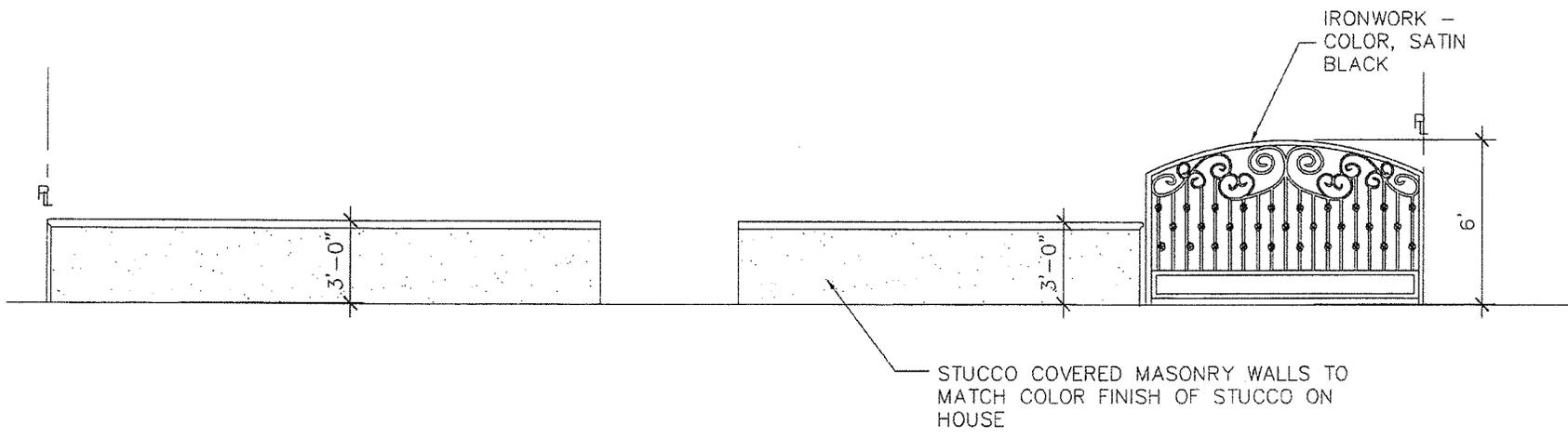
New Residence  
 217 South Palm Drive  
 Beverly Hills, CA 90212

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**TOM LEISHMAN, ARCHITECT**  
 6100 DeSoto Ave. #1134  
 Woodland Hills, CA 91367 (310) 487 3139

Date 12-16-14  
 Scale NOTED  
 Drawn  
 Job  
 Sheet **A.18**  
 of Sheets





**DW/LA**

Landscape Architects  
1216 Elm Street  
Van Nuys, CA 91411  
Phone: 310-927-2081  
Fax: 310-627-4834



Project Name

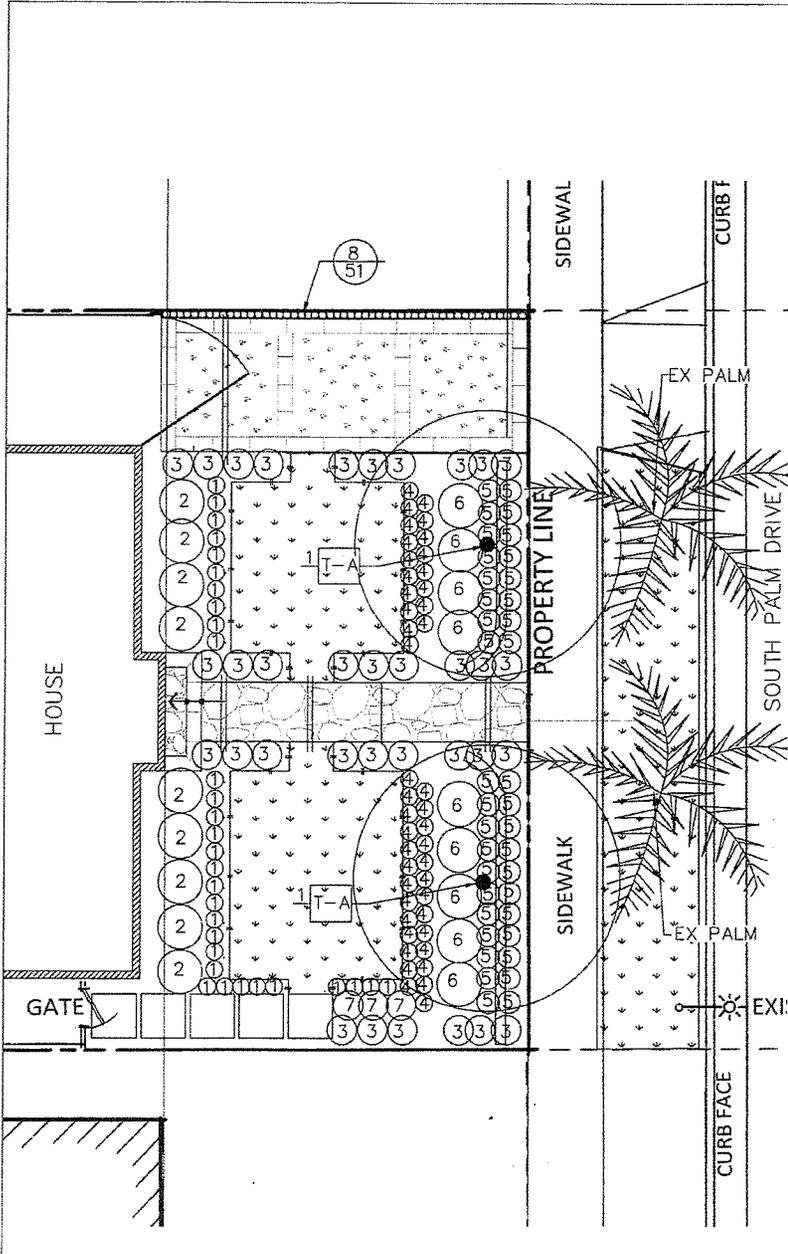
**WALL DETAIL**

**SAGI RESIDENCE  
217 SOUTH PALM DRIVE  
BEVERLY HILLS, CA 90210**

Date: 11/14/2014  
Project No.: 444  
Drawn By: XX  
Checked By: XX  
Scale: N.T.S.

Sheet No.

**L 0.3a**



**PLANT MATERIALS LEGEND**

ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	REMARK
<b>TREES</b>					
T-A	OLEA EUROPA (FRUITLESS)	NON FRUITING OLIVE	2	48" BOX	MULTI
<b>SHRUBS / PERENNIALS</b>					
1	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF LILY OF THE NILE	31	1 GAL	
2	HEBE 'WRI BLUSH'	WRI BLUSH HEBE	9	5 GAL	
3	RHAPHIOLEPIS DELACOURII 'GEORGIA PETITE'	GEORGIA PETITE INDIAN HAWTHORNE	34	5 GAL	
4	KNIPHOFIA 'REDHOT POPSICLE'	REDHOT POPSICLE POKER	45	5 GAL	
5	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	38	5 GAL	
6	ROSA 'ICEBERG'	ICEBERG ROSE	9	5 GAL	
7	ANIGOZANTHOS 'BUSH DAWN'	YELLOW KANGAROO PAW	3	5 GAL	
8	OPHIPOGON JAPONICUS NANA	DWARF MONDO GRASS	51	1 QT	
<b>GROUNDCOVERS</b>					
	SEDUM REFLEXUM 'BLUE SPRUCE' *	BLUE SPRUCE STONECROP	6	DIRT FLATS	8" O.C. TRIANGULATED
	THYMUS SERPYLLUM 'ELEN' *	ELFIN THYME	6	DIRT FLATS	8" O.C. TRIANGULATED

\* TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT

**DW/LA**  
 Landscape Architects  
 1216 Elm Street  
 Venice, CA 90291  
 Phone: 310-927-2684  
 Fax: 310-627-4634



Project Name  
**PLANTING PLAN**

**SAGI RESIDENCE**  
**217 SOUTH PALM DRIVE**  
**BEVERLY HILLS, CA 90210**

Date: 12/17/2014  
 Project No: 444  
 Drawn By: XX  
 Checked By: XX  
 Scale: 1/8" = 1'-0"

Sheet No.  
**L 0.4**  
 SAGI





SEE SHEET L 0.4 FOR PLANT LEGEND AND SHEET L 0.6 FOR PLANT IMAGES

**DW/LA**

Landscape Architects  
 1216 Elm Street  
 Venice, CA 90291  
 Phone 310-827-2084  
 Fax 310-827-4634



Project Name  
**PLANTING  
 ELEVATION**

**SAGI RESIDENCE  
 217 SOUTH PALM DRIVE  
 BEVERLY HILLS, CA 90210**

Date:	12/18/2014
Project No.:	444
Drawn By:	XX
Checked By:	XX
Scale:	1/4" = 1'-0"

Sheet No.  
**L 0.5**  
 SAGI



**Design Review Commission Report**

455 North Rexford Drive

January 7, 2015

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. DR **XX-15**

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 **217 SOUTH PALM DRIVE (PL1431335)**.

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

Section 1. **Tom Leishman**, agent, on behalf of **Aviva and Ezra Sagi**, 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 **217 South Palm 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Elwood Houseman) is identified as the architect for the existing single-family residence (1926). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **December 4, 2014 and January 7, 2015** 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. **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.
3. **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.

4. **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.
  
5. **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.
  
6. **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.
  
7. **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.
  
8. **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.

9. **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.

10. **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: January 7, 2015

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chairperson  
Design Review Commission