



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

Subject: **1010 Lexington Road (PL1431038)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Albert Taban

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, north of Santa Monica Boulevard. The proposed style is identified by the applicant Neo-Classical; 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 Thursday, December 4, 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 related primarily to the bulk and mass, façade fenestration, a lack of design organization, placement of the house on the lot, and neighborhood compatibility.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Revised façade fenestration to reduce the number of window/door openings;
- Reconfigured entry element to an angled roof and realigned so that it is centered on the front door;
- Removal of the chimney from the front façade;
- Greater use of stucco on the façade, as opposed to all limestone veneer, and;
- Recessed second floor with balconies.

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

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

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the revised façade materials and fenestration greatly reduce the appearance of bulk and mass while maintaining the highly symbolic design intent. The modifications present a design that presents greater internal compatibility and will more appropriately integrate into the surrounding neighborhood. However, the applicant may wish to consider a rounded roof on the entry element, as opposed to the front facing gable, to further reduce the impact of this element. No project-specific conditions have been proposed as a result of this analysis but the Commission may wish to consider it during the course of their review.

It should be noted that the landscape plan indicates the removal of various heritage trees within the front yard. This request requires review and approval by the Planning Commission for a Tree Removal Permit; however, this does not preclude the Design Review Commission from reviewing, and potentially approving, the currently proposed landscape plan as part of the overall project. In the event that the Planning Commission is unable to make the findings for such a permit, a revised landscape plan will need to return to the Design Review Commission for review and approval. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

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 (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). 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

Meeting Date: Thursday, December 4, 2014

Subject: **1010 Lexington Road (PL1431038)**

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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Albert Taban

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, north of Santa Monica Boulevard. The proposed style is identified by the applicant Neo-Classical; 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 architect has produced a highly symbolic design with a light palate that serves to visually reduce some of the bulk and mass. The juxtaposition of the round portico with the heavy chimney seems to be heavy and out of balance with the overall design and distracts from the sense of arrival. 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.

It should be noted that the landscape plan indicates the removal of various heritage trees within the front yard. This request requires review and approval by the Planning Commission for a Tree Removal Permit; however, this does not preclude the Design Review Commission from reviewing, and potentially approving, the currently proposed landscape plan as part of the overall project. In the event that the Planning Commission is unable to make the findings for such a permit, a revised landscape plan will need to return to the Design Review Commission for review and approval. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

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

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

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 (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). 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 Monday, November 24, 2014. To date staff has not received comments in regards to the submitted project.



**FARHAD
ASHOFTEH INC.**

ARCHITECTURE PLANNING

855 AMERSON AV. PACIFIC PALISADES CA 90272
TEL: (310) 454-9955 FAX: (310) 454-2266

FARHAD@ATT.NET

TABAN RESIDENCE

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

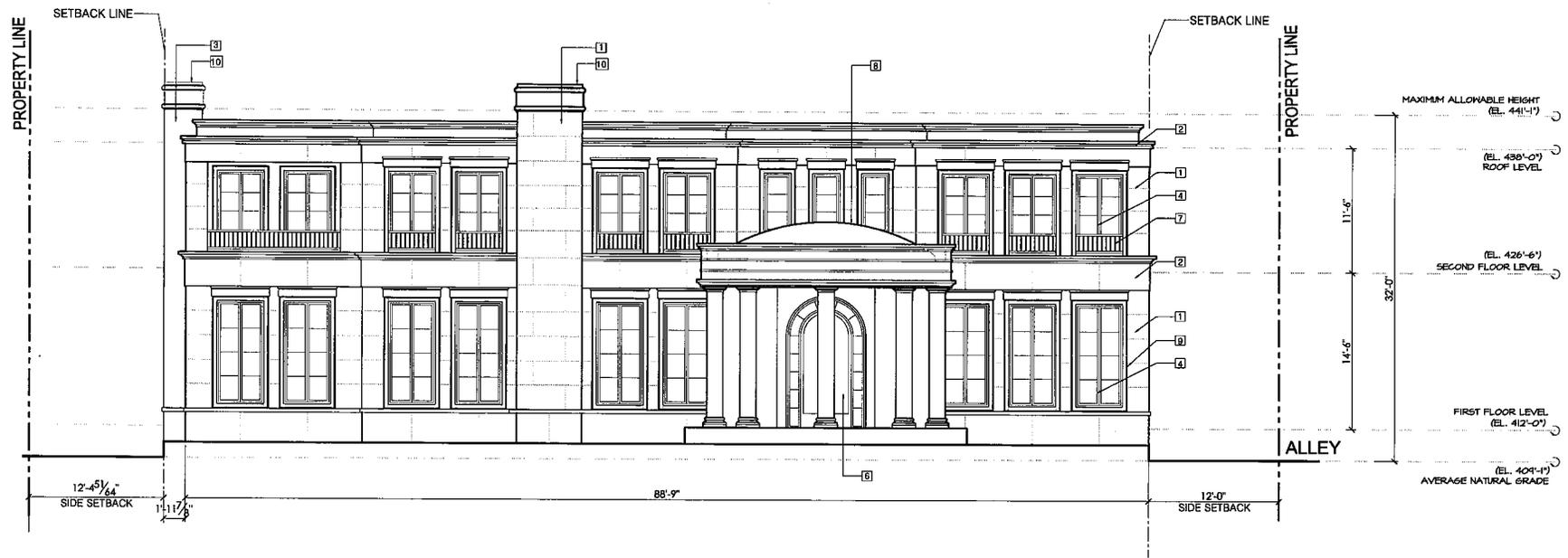
SCALE:

DRAWING TITLE:
COVER SHEET

C 2

KEY NOTE:

- 1- LIME STONE VENEER
- 2- LIME STONE MOLDING
- 3- SMOOTH STUCCO
- 4- ALUMINUM CLAD WINDOW
- 5- ALUMINUM CLAD DOOR
- 6- STEEL AND GLASS ENTRY DOOR
- 7- 42" HIGH BRONZE RAILING
- 8- STANDING SEAM COPPER ROOF
- 9- SOLID LIME STONE MOLDING
- 10- COPPER CHIMNEY CAP



WEST ELEVATION

**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
833 HAWKSFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX: (310) 454-2985
FARHAD@ATT.NET

**TABAN
RESIDENCE**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
833 FERNWOOD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-8995 FAX (310) 454-2266
FARHAD@ATT.NET

**TABAN
RESIDENCE**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:
3D VIEW6

A7.1



Design Review Commission Report

455 North Rexford Drive

January 7, 2015

Attachment B

Applicant's Written Response to Commissioner's Comments

Taban Residence
1010 Lexington Drive Beverly Hills CA

Addendum 2 to R-1 Design Review Application.

Response ARC and Staff Comments from submittal number 1:

The Major Points that were brought up by the commissioners during the first submittal:

- 1- Too Many windows with little space between them
- 2- Chimney too big and in too prominent position
- 3- Main Rotunda is too big to be in front and one of the columns blocks the entry door when looked at a perpendicular position to the building. One commissioner stated that it belongs to the back.
- 4- Not enough modulation in the main Façade. Although the building sets back a lot more than required, the main bulk of the building is mostly in one vertical plane.
- 5- Loved the landscaping and the garden environment of the front yard

In Response to the above comments the building has been redesigned as follows:

- 1- The main Rotunda has been eliminated and been replaced with a formal entry pediment with columns that are symmetrical with the entry door and sets back. This element at the Minimum has 9' additional set back than the Minimum required setback. The entry columns are set back up to 14' extra from the minimum required set back.
- 2- The previous design had 22 penetrations on the main façade and the opening have been combined or eliminated so the total penetrations are 12 now and the amount of walls between the windows have been increased a great deal.
- 3- Two portions of the main vertical plane of the building have been pulled back an additional 42 inches to create two volumes that are symmetrical to the entrance to pop out. Second floor balconies have been placed on top of these volumes to create additional modulation. The volume on the second floor has been set back above the entrance to create two separate volumes on either side of the main entry door. Additional modulation is achieved by maintaining additional setback on the Eastern side of the building and the second floor balcony.
- 4- It is important to note that the Front Façade now consists of minimum nine distinct vertical planes to achieve façade modulation.
- 5- The Chimney has been eliminated from the front Façade and has moved to a location on the interior of the building.



Design Review Commission Report

455 North Rexford Drive

January 7, 2015

Attachment C
Project Design Plans

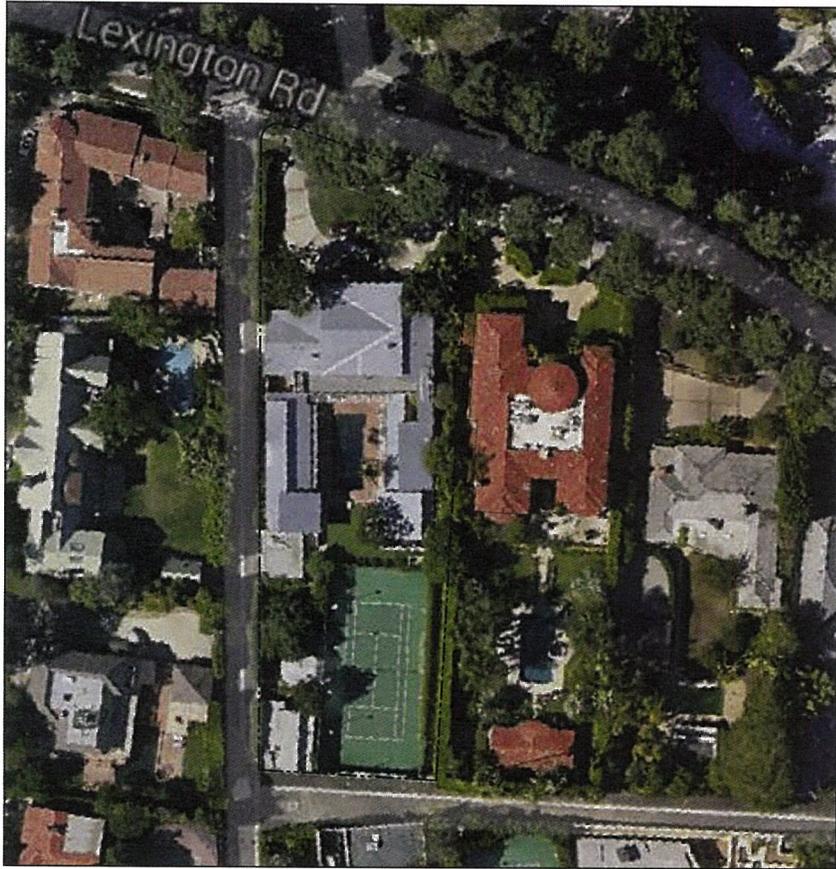


**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
311 MADRID AVE. PALM BEACHES, FL 33480
TEL: (561) 844-9999 FAX: (561) 844-1704
FARHAD@AIP.COM

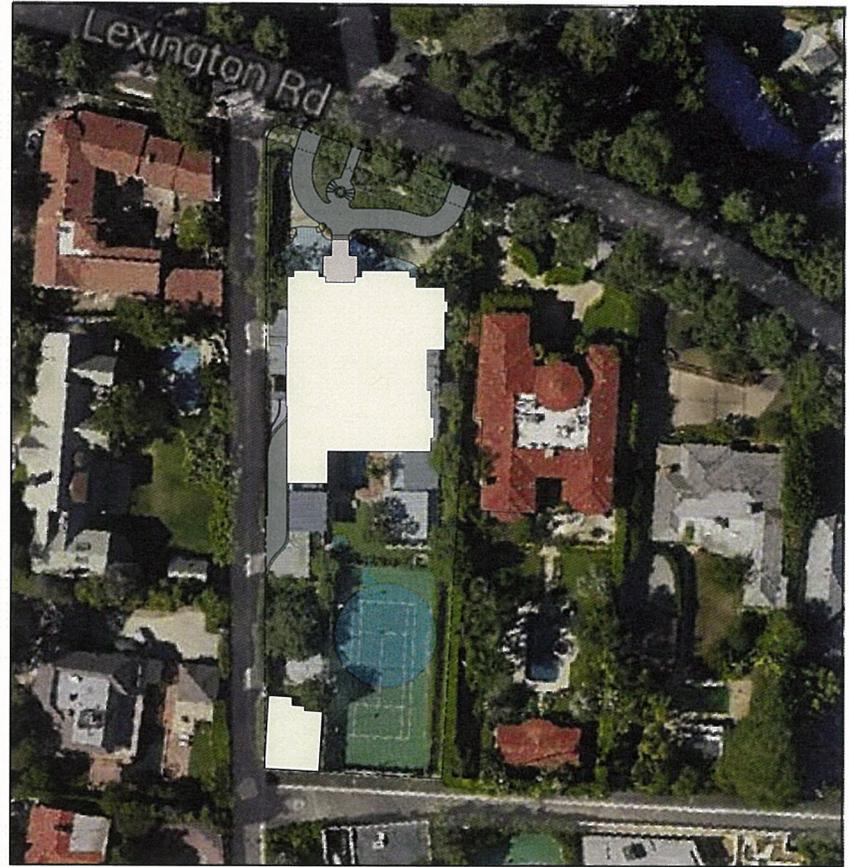
1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE	12/20/2014
SCALE	
DRAWING TITLE	3D RENDERING
	C 2



EXISTING AERIAL PHOTOGRAPH



PROPOSED AERIAL PHOTOGRAPH

**FARHAD
ASHOFTEH INC.**

ARCHITECTURE PLANNING
131 SANDHILLS AVE. PARK HILLS, CA 94010
TEL: (415) 414-8888 FAX: (415) 414-7766
FARHAD@A14.COM

1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE 12/20/2014

SCALE 1" = 30'-0"

DRAWING TITLE
EXISTING AND PROPOSED
AERIAL PHOTOGRAPH

A1.4

KEY NOTE:

- 1- LIME STONE VENEER
- 2- LIME STONE MOLDING
- 3- SMOOTH STUCCO
- 4- ALUMINUM CLAD WINDOW
- 5- ALUMINUM CLAD DOOR
- 6- STEEL AND GLASS ENTRY DOOR
- 7- 42" HIGH BRONZE RAILING
- 8- COPPER CHIMNEY CAP
- 9- SOLID LIME STONE MOLDING



WEST ELEVATION

**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
333 WILSHIRE BL. FIFTH FLOOR CA 90212
TEL: (310) 454-0995 FAX: (310) 454-2294
FARHAD@A31.COM

1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1



WEST ELEVATION

**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
433 ANGELES AVE. FOLBROOK, CA 90231
TEL: (310) 454-8999 FAX: (310) 454-2754
FARHAD@A32.COM

1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

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

DRAWING TITLE:
PROPOSED ELEVATION

A3.2



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
111 WASHINGTON BL. FLOOR FIVE BEVERLY HILLS, CA 90210
TEL: (310) 494-8998 FAX: (310) 494-7024
FARHAD@A71.COM

1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014
SCALE:
DRAWING TITLE:
3D VIEWS:

A7.1



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING

4111 WASHINGTON BLVD. SUITE 1000, BEVERLY HILLS, CA 90210
TEL: (310) 474-1000 FAX: (310) 474-1004

140000010101

1010 LEXINGTON RD.

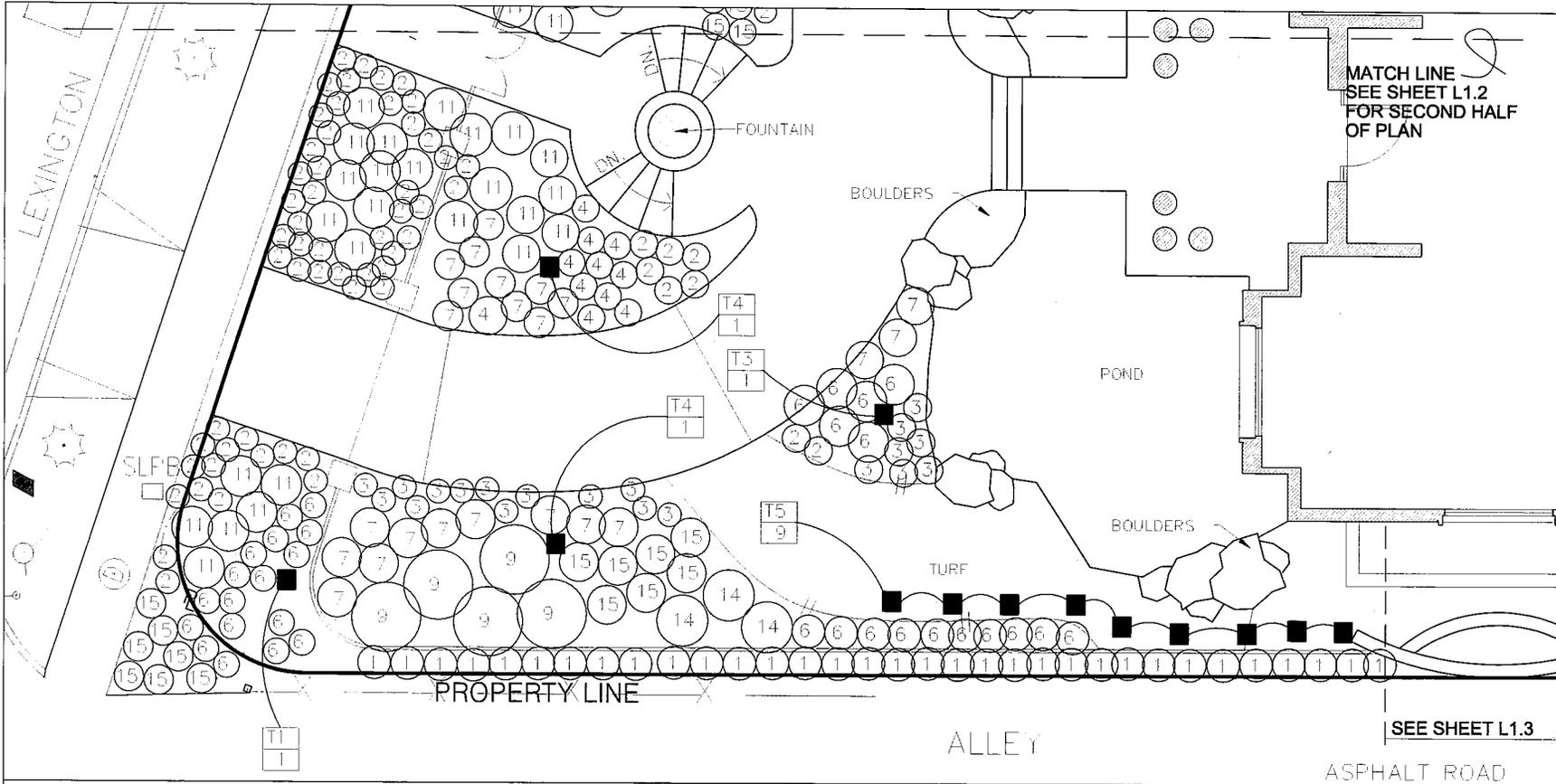
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE 12/20/2014

SCALE

DRAWING TITLE
PAN/PANIL STREET VIEW

A8.5



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



Project Name
**PLANTING
 PLAN
 (FRONT HALF
 OF LOT)**

**TABAN RESIDENCE
 1010 LEXINGTON
 BEVERLY HILLS, CA 90210**

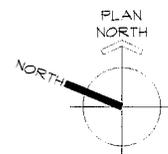
Date: 12/20/2014
 Project No.: 445
 Drawn By: GD
 Checked By: DW
 Scale: 1/8" = 1'-0"

Sheet No.

L1.1

**SEE SHEET L1.4
 FOR PLANT LEGEND**

**SEE SHEET L1.5
 FOR PLANT IMAGES**





DW/LA

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



Project Name
**PLANTING
 PLAN
 (FRONT HALF
 OF LOT)**

**TABAN RESIDENCE
 1010 LEXINGTON
 BEVERLY HILLS, CA 90210**

Date: 12/20/2014
 Project No. 445
 Drawn By: GD
 Checked By: DW
 Scale: 1/8" = 1'-0"

Sheet No.
L1.2



FRONT YARD ELEVATION

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



Project Name
**FRONT
 ELEVATION**

**TABAN RESIDENCE
 1010 LEXINGTON
 BEVERLY HILLS, CA 90210**

Date: 12/20/2014
 Project No.: 445
 Drawn By: GD
 Checked By: DW
 Scale: N/A

Sheet No.
L1.6



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 1010 LEXINGTON ROAD (PL1431038).

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

Section 1. Farhad Ashofteh, agent, on behalf of Albert Taban, 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 1010 Lexington Road 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 (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). 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 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. In the event that the Planning Commission is unable to make the findings necessary for approval of a Tree Removal Permit, revised landscape plans that incorporate the protected trees shall be presented to the Design Review Commission for their review and approval.

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: December 4, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission