



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, April 2, 2015

Subject: **618 North Crescent Drive (PL1503964)**

A request for an R-1 Design Review Permit to allow the 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: Farhad and Pardis Broman, Property Owners

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 located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Italian Renaissance Revival – Tuscan Villa; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design relates well to the scale of the neighbors and maintains the consistency of the streetscape. The building is appropriately detailed and modulated and the elements are internally consistent. Staff is recommending approval of the project subject to any conditions that the Commission deems necessary.

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.

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

April 2, 2015

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 Thursday, March 19, 2015; the site was posted on Monday, March 23, 2015. Two neighbors of the project, each directly adjacent to the north and south, came in to view the plans with staff. Concerns were raised regarding potential privacy issues from the balconies on the sides of the proposed new residence. To date, staff has not received any comments in writing in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

April 2, 2015

Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The proposed style is Italian Renaissance Revival - Tuscan Villa. The style is achieved through use of Italian elements such as classical stone casings / moldings and decorative iron fences and railings. The recess of walls, extrusion of balconies, and use of arches and curved elements represent essences of Tuscan architecture.

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

- | | | |
|---------------------------------------|-------------------------------|------------------------------|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input checked="" type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 174.38' x 80' Lot Area (square feet): 14,232.26 S.F.
 Adjacent Streets: Rexford Dr., Cañon Dr., Elevado Ave., Carmelita Ave.

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30'		30'
Roof Plate Height:	23'		
Floor Area:	7,192.90 S.F.		7,146.52 S.F.
Rear Setbacks:	42'-11" min.		47'-05"
Side Setbacks:	S/E 10'-0" min	S/E	S/E 10'-0"
	N/W 10'-0" min	N/W	N/W 10'-0"
Parking Spaces:	5		5

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Stucco
 Texture /Finish: Smooth
 Color / Transparency: La Habra - X-23 Aspen (Base 200)

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

Material: Aluminum
 Texture /Finish: Smooth Powder Coated
 Color / Transparency: Chestnut Brown

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

Material: Solid Wood with Carving
 Texture /Finish: Smooth
 Color / Transparency: Walnut

PEDIMENTS

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

ROOF

Material: Straight Barrel Mission
 Texture /Finish: Clay Tile
 Color / Transparency: DeAnza Blend

CORBELS

Material: Natural Wood
 Texture /Finish: Stained
 Color / Transparency: Dark Brown to Match Doors & Window Trim

CHIMNEY(S)

Material: Direct Vent With Vertical Termination Cap
 Texture /Finish: Smooth Stucco Shaft
 Color / Transparency: La Habra - X-23 Aspen (Base 200)

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: La Habra - X-23 Aspen (Base 200)

BALCONIES & RAILINGS

Material: Metal Railing
Texture /Finish: Painted
Color / Transparency: DEC 756 by Dunn Edwards

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper with Leader Head
Texture /Finish: Painted
Color / Transparency: DEC 756 by Dunn Edwards

EXTERIOR LIGHTING

Material: Brass and Seeded Glass
Texture /Finish: Multi Step Chemical Finish
Color / Transparency: 57 - Roman Bronze

PAVED SURFACES

Material: Granite
Texture /Finish: Chisel Finish
Color / Transparency: Grey

FREESTANDING WALLS AND FENCES

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: La Habra - X-23 Aspen (Base 200)

OTHER DESIGN ELEMENTS

Material: Trims and Moldings
Texture /Finish: Smooth
Color / Transparency: Light Beige / Cream

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

Varied citrus trees and a mixture of white flower trees and shrubs give a Mediterranean and Temperate feel. The warm and earth-tone colors of the design are celebrated by the rich colors of the citrus trees and complemented by the cool colors of white jasmine flowers and evergreen pear blooms to create a balanced landscape.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The Tuscan Villa style is based on the characteristics and criteria of a Italian Renaissance Revival design scheme.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

Facade walls on the first and second floors are proportionally offset with the second floor recessed to provide lessen the overhead mass and first floor walls extruded to

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

The property enhances the appearance of the neighborhood with upscale Tuscan Villa Style architecture and complements already existing Classical Italian buildings in the surrounding city. The design also respects the scale of surrounding buildings.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The design features balconies and large windows placed in more public space areas. The side yards feature open space for the basement floor that provides private space for the owner and privacy for the neighbors.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The design style serves to create harmony between old and new. The traditional features complement the surrounding houses with similar proportions and characteristics that blend the house into the neighborhood.

SUSAN HEALY KEENE, AICP | Director
GEORGE CHAVEZ | City Building Official
JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT
455 North Rindge Drive, 1st Floor
Beverly Hills, CA 90210
Tel. (310) 282-1111
www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 816 NORTH CRESCENT DR. complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-O-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

William L. Peacock
Wet Signature of Licensed Landscape Designer

2.27.15
Date





Design Review Commission Report

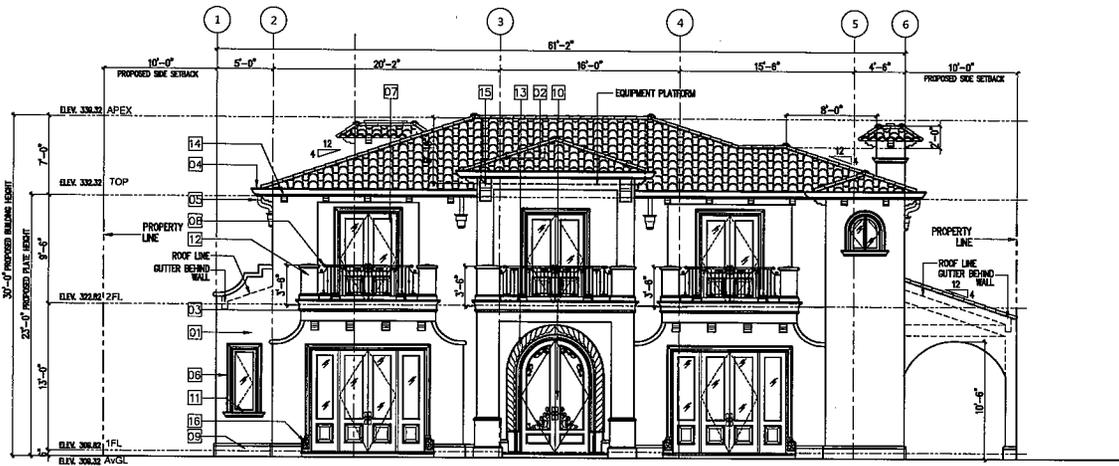
455 North Rexford Drive

April 2, 2015

Attachment B
Project Design Plans

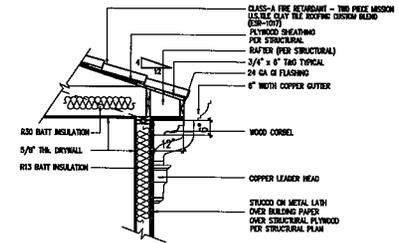
EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL X-23 ASPEN (BASE 200)
- 2 GLASS-A FIRE RETARDANT STAINLESS STEEL MASON U.S. TILE CLAY TILE ROOFING (CHAZKA BLEND) BROWN SAFARI TYPE II FELT UNDERLAMENT 100-ESM4 2002
- 3 12" HIGH PRE-CAST CROWN MOLDING
- 4 PRE-FORMED GJ GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DANN EDWARDS
- 5 COPPER LEATHERHEAD & DOWNSPOUT PAINTED METALLIC WEATHERED BROWN DEC 756 BY DANN EDWARDS
- 6 6" WIDTH PRE-CAST CASING
- 7 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 8 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DANN EDWARDS
- 9 14" HIGH PRE-CAST BASE-MOLDING
- 10 CUSTOMIZED WOOD FRAME DOOR
- 11 5-1/2" HIGH PRE-CAST WINDOW SILL
- 12 18"x18"x42" HIGH STUCCO PEDESTAL WITH STONE CAP
- 13 12" DECORATIVE PRE-CAST CASING
- 14 6" DECORATIVE WOOD CORBEL
- 15 24" DECORATIVE WOOD CORBEL
- 16 PRE-CAST PLINTH BLOCK



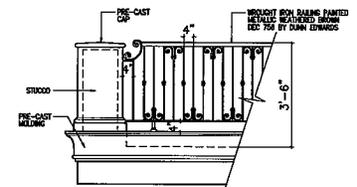
WEST SIDE (FRONT) ELEVATION

SCALE: 3/32" = 1'-0"



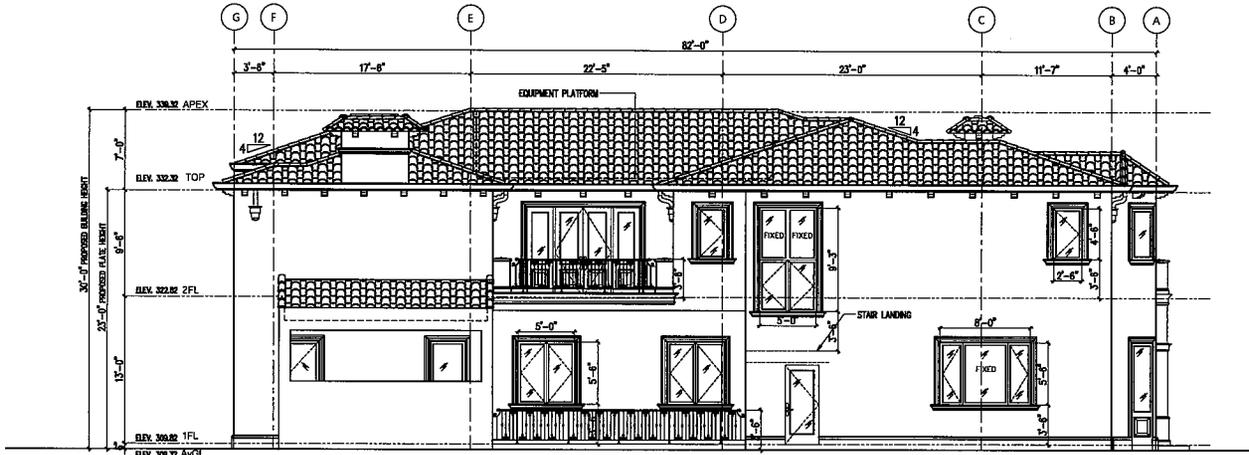
ROOF EVE DETAIL

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



RAILING DETAIL

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

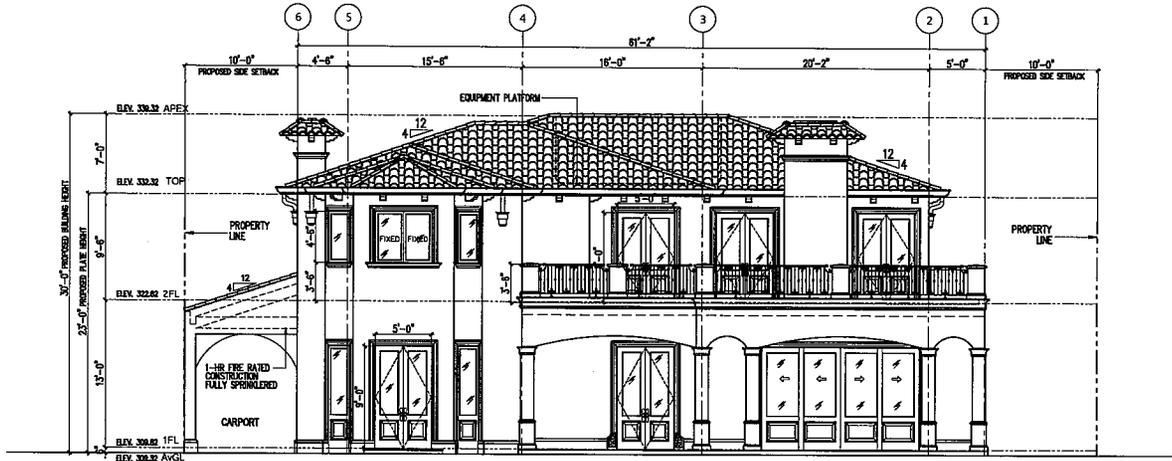


SOUTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"

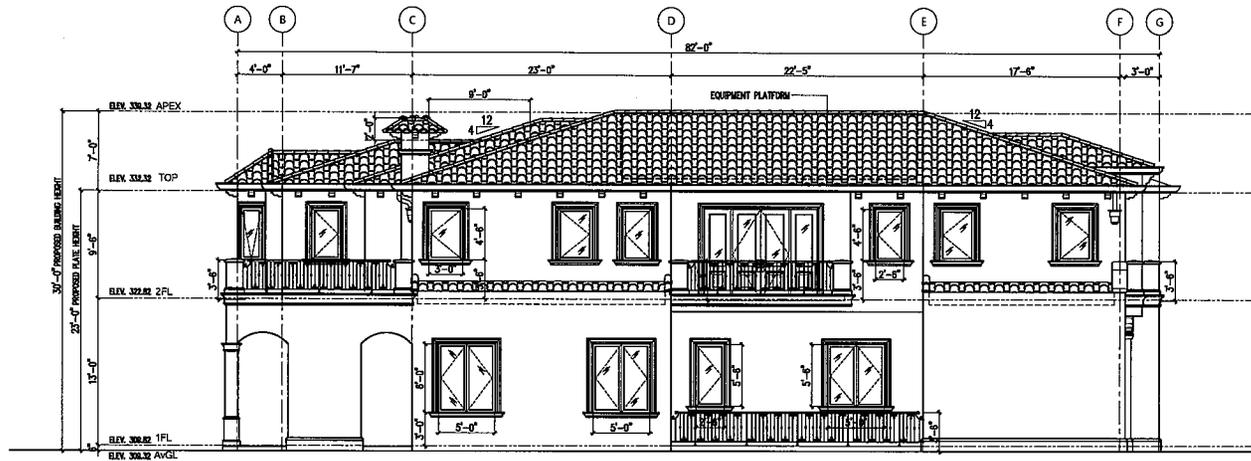
EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HARRA OR EQUAL X-23 ASPEN (BASE 200)
- 2 CLASS-A FIRE RESISTANT STRAIGHT BAREL WISCON U.S. TILE CLAY TILE ROOFING (3/4"X4" SLAB) PROVIDE GAF/VA TYPE II FELT UNDERLAYMENT 100-2384 2002.
- 3 12" HIGH PRE-CAST CROWN MOLDING
- 4 PRE-FORMED G.I. CUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 5 COPPER LEATHERHEAD & DOWNSPURT PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 6 6" WIDTH PRE-CAST CASING
- 7 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 8 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 9 14" HIGH PRE-CAST BASE-MOLDING
- 10 CUSTOMIZED WOOD FRAME DOOR
- 11 5-1/2" HIGH PRE-CAST WINDOW SILL
- 12 18"x18"x42" HIGH STUCCO PENETAL WITH STONE CAP
- 13 12" DECORATIVE PRE-CAST CASING
- 14 6" DECORATIVE WOOD CORBEL
- 15 24" DECORATIVE WOOD CORBEL
- 16 PRE-CAST PLINTH BLOCK



EAST SIDE (REAR) ELEVATION

SCALE: 3/32" = 1'-0"



NORTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"



COLOR ELEVATION

SCALE: AS SHOWN

HITELAH DESIGN	
<small>7000 W. WILSON AVENUE, SUITE 100, WEST GARDEN, CA 90640 TEL: (818) 705-1385 FAX: (818) 705-1386 WWW.HITELAHDESIGN.COM</small>	
BROMAN RESIDENCE 618 N. CRESCENT DR. BEVERLYHILLS CA, 90210	
<small>SCALE: AS SHOWN</small> <small>DATE: SEP 08, 2014</small> <small>DRAWN: SHAYAN</small> <small>CHECKED: KAMI</small>	<small>DWG NO:</small> <small>SHT CONTENTS:</small> <small>COLOR ELEVATION</small>
<div style="border: 1px solid black; padding: 5px; display: inline-block;">A10</div>	



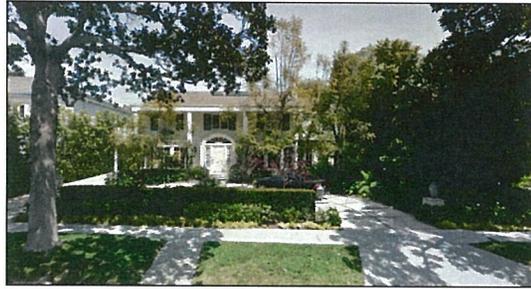
① 622 N. Crescent Drive (Left Side Neighbor)



② 620 N. Crescent Drive (Left Side Neighbor)



③ 616 N. Crescent Drive (Right Side Neighbor)



④ 614 N. Crescent Drive (Right Side Neighbor)



⑤ 613 N. Crescent Drive (Front Neighbor)



⑥ 615 N. Crescent Drive (Front Neighbor)



⑦ 617 N. Crescent Drive (Front Neighbor)



⑧ 619 N. Crescent Drive (Front Neighbor)



⑨ 621 N. Crescent Drive (Front Neighbor)

NEIGHBORING HOUSE PHOTOS



VIEW - 1



VIEW - 2

EXISTING HOUSE PHOTOS

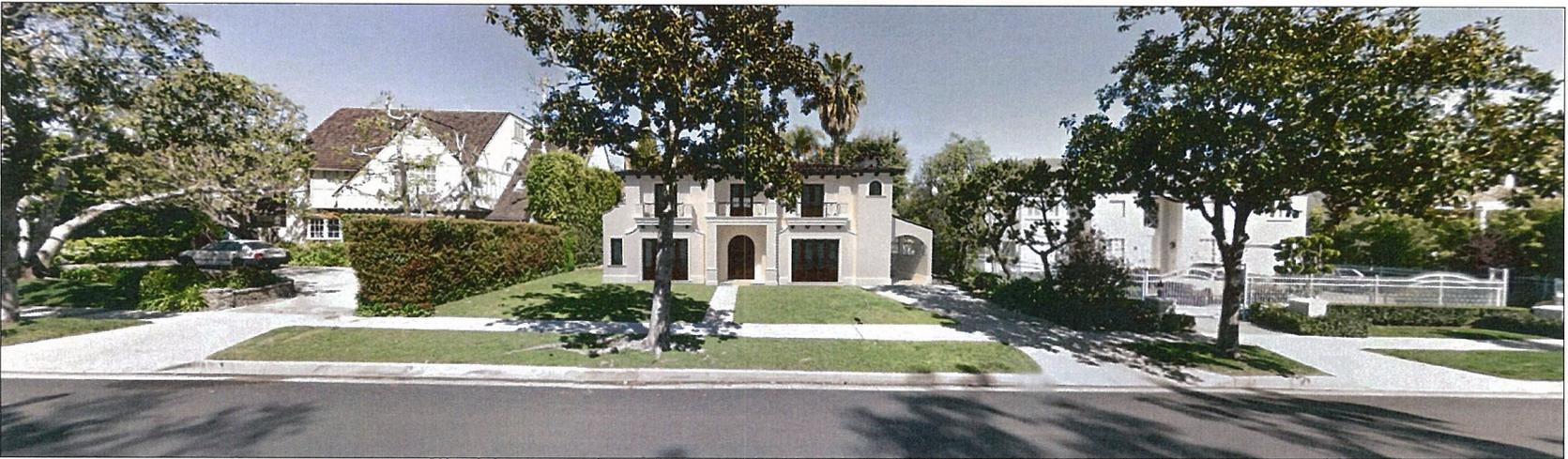


EXISTING HOUSE SHOWING EXISTING STREETScape & NEIGHBORING HOUSE

DWG NO.:	
SHT CONTENTS:	EXISTING HOUSE
SCALE:	AS SHOWN
DATE:	SEP 08, 2014
DRAWN:	SHAYAN
CHECKED:	KANI



PROPOSED PROJECT SHOWING EXISTING STREETScape & PROPOSED LANDSCAPE



PROPOSED PROJECT SHOWING EXISTING STREETScape WITHOUT EXISTING & PROPOSED LANDSCAPE



PERSPECTIVE RENDERING - 1

SCALE - AS SHOWN

DWG NO:	AS SHOWN
SHT CONTENTS:	DATE: SEP 08, 2014
PERSPECTIVE RENDERING	DRAWN: SHAYAN
	CHECKED: KAMI



PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE

SCALE: AS SHOWN

HI TECH DESIGN

BROMAN RESIDENCE
 618 N. CRESCENT DR. BEVERLYHILLS, CA, 90210

DWG NO.:	
SCALE:	AS SHOWN
DATE:	SEP 06, 2014
DRAWN:	SHAYAN
CHECKED:	KAMI
SHT CONTENTS:	
PERSPECTIVE RENDERING	

DR-6



Design Review Commission Report

455 North Rexford Drive

April 2, 2015

Attachment C

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 **CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **618 NORTH CRESCENT DRIVE**.

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

Section 1. **Farhad and Pardis Broman**, 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 **618 North Crescent 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 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on April 2, 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: April 2, 2015

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission