



Design Review Commission Report

Meeting Date: Thursday, May 7, 2015
(continued from March 5, 2015)

Subject: **511 North Elm Drive (PL1502608)**
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: Hamid and Katy Younesi, Property Owners

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 located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Mediterranean Revival; 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 and returned for restudy by the Design Review Commission at its meeting on Thursday, March 5, 2015 (Attachment A). The Commission's comments related primarily to the overall façade appearing too busy, too much modulation, and the need to overall simplify the design.

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

- Simplified the overall façade design;
- Reduced the amount of modulation; and
- Removed the stone material from the façade.

URBAN DESIGN ANALYSIS

The Applicant has met numerous times with staff and has been diligent in addressing the Commission's concerns. The resulting design is much simplified and straight forward. Staff is recommending approval of the design subject to any conditions determined necessary to make the findings by the Design Review Commission.

Attachment(s):

- March 5, 2015 DRC Staff Report and Previously Proposed Plans
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

May 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 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 May 7, 2015.



Design Review Commission Report

455 North Rexford Drive

May 7, 2015

Attachment A

March 5, 2015 DRC Staff Report and Previously Proposed Plans

Attachment B



Design Review Commission Report

Meeting Date: Thursday, March 5, 2015

Subject: **511 North Elm Drive (PL1502608)**

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

REPORT SUMMARY

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URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design appears disjointed and crowds the entry element with overly dominant projecting ground floor elements and recessed second floor elements. 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.

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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

March 5, 2015

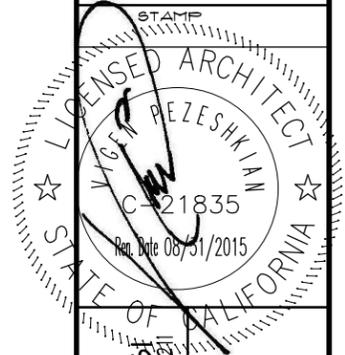
It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

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 Friday, February 20, 2015; the site was posted on Monday, February 23, 2015. To date staff has not received comments in regards to the submitted project.

SINGLE FAMILY RESIDECE FOR HAMID YOUNESI FAMILY

511 N. ELM DR. BEVERLY HILLS, CA



VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

Project Name & Address
RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211

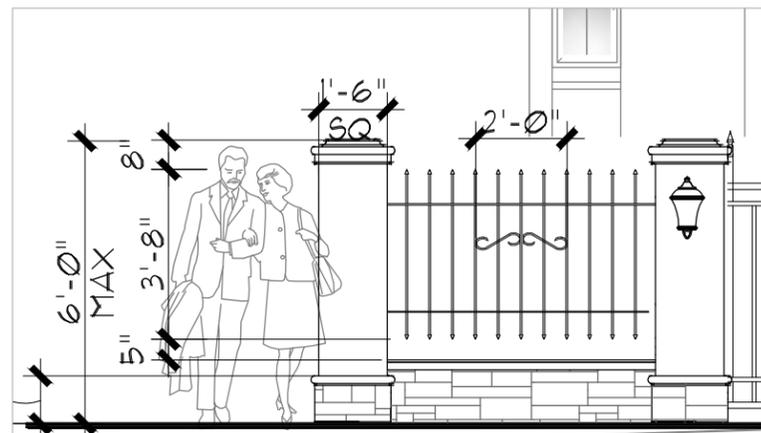
Drawing Title
PERSPECTIVE VIEW

Project No
Scale
Date
Designed
Drawn
Drawing No



FRONT FENCE ELEVATION

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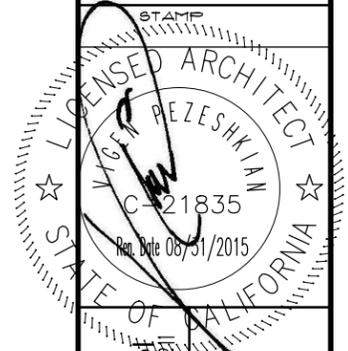


PARTIAL FENCE ELEVATION

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VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

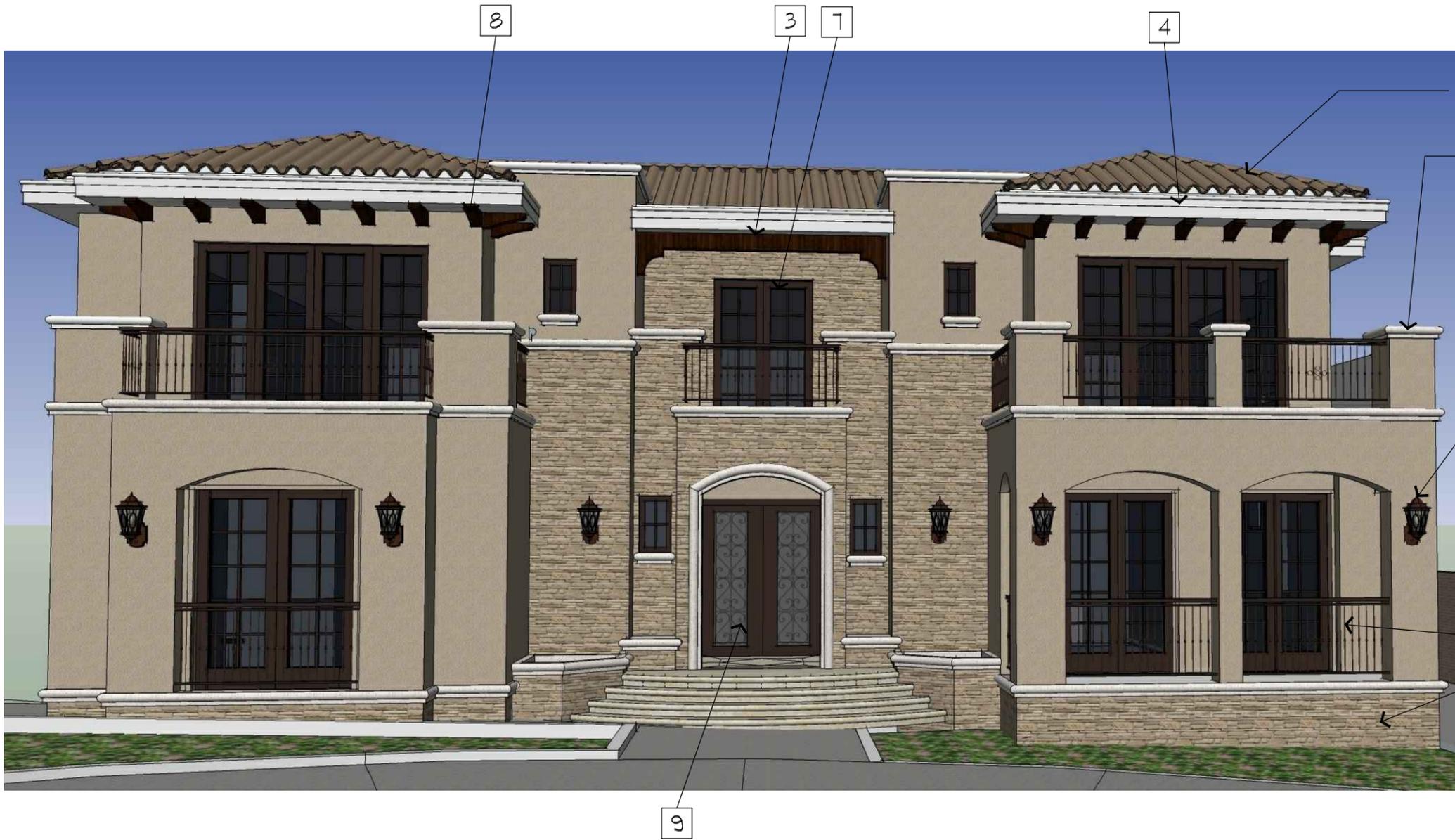


Project Name & Address
RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR. BEVERLY HILLS, CA 90211

Drawing Title
**FRONT FENCE
ELEVATION**

Project No
Scale
Date
Designed
Drawn
Drawing No

A2.03



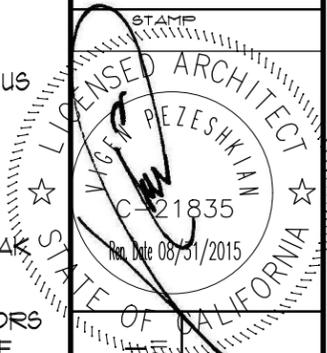
LEGEND

- 1 MCA 2-PIECE CLAY ROOF TILE
B317-R TAUPE SMOKE BLEND
- 2 PRECAST CONC. MOLDING
SANDSTONE DESIGN INC, WHITE WC
- 3 DECORATIVE STAINED REDWOOD SUPPORT,
DARK BROWN
- 4 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 5 SMOOTH STUCCO, LA HABRA 278 TRABUCO (42)
BASE 200
- 6 EXTERIOR LIGHT FIXTURE BY LAMP PLUS
- 7 ALUMINUM CLAD WOOD WINDOWS BY
ANDERSON, DARK BRONZE ANODIZE
- 8 STAINED RED WOOD RAFTER TAILS TEAK
FINISH DARK BROWN
- 9 ENTRY DOOR BY HUBBARD IRON DOORS
DELUXE ELITE SERIES, DOUBLE NICOLE.
- 10 WROUGHT IRON RAILING PAINT TO MATCH
WINDOWS
- 11 STONE VENEER, STRIP STONE, FAUN BY
CORONADO STONES

COLOR ELEVATION
N.T.S.

VIGEN PEZESHKIAN, ARCHITECT

16750 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694



Project Name & Address
**RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211**

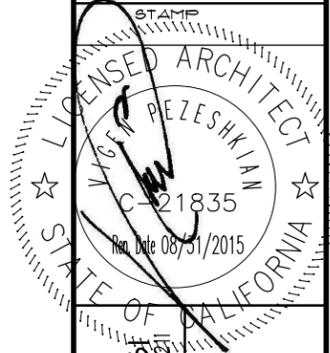
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**COLOR
ELEVATION**

Project No	
Scale	
Date	
Designed	
Drawn	
Drawing No	A2.03



PERSPECTIVE RENDERING

VIGEN PEZESHKIAN, ARCHITECT
 16750 LAHEY STREET, GRANADA HILLS, CA 91344
 Telephone 818 378-5694



Project Name & Address
 RESIDENCE FOR
 MR. & MRS. HAMID YOUNESI
 5111 N. ELM DR.
 BEVERLY HILLS, CA 90211

Drawing Title
PERPECTIVE RENDERING

Project No	
Scale	
Date	
Designed	
Drawn	
Drawing No	PR.01

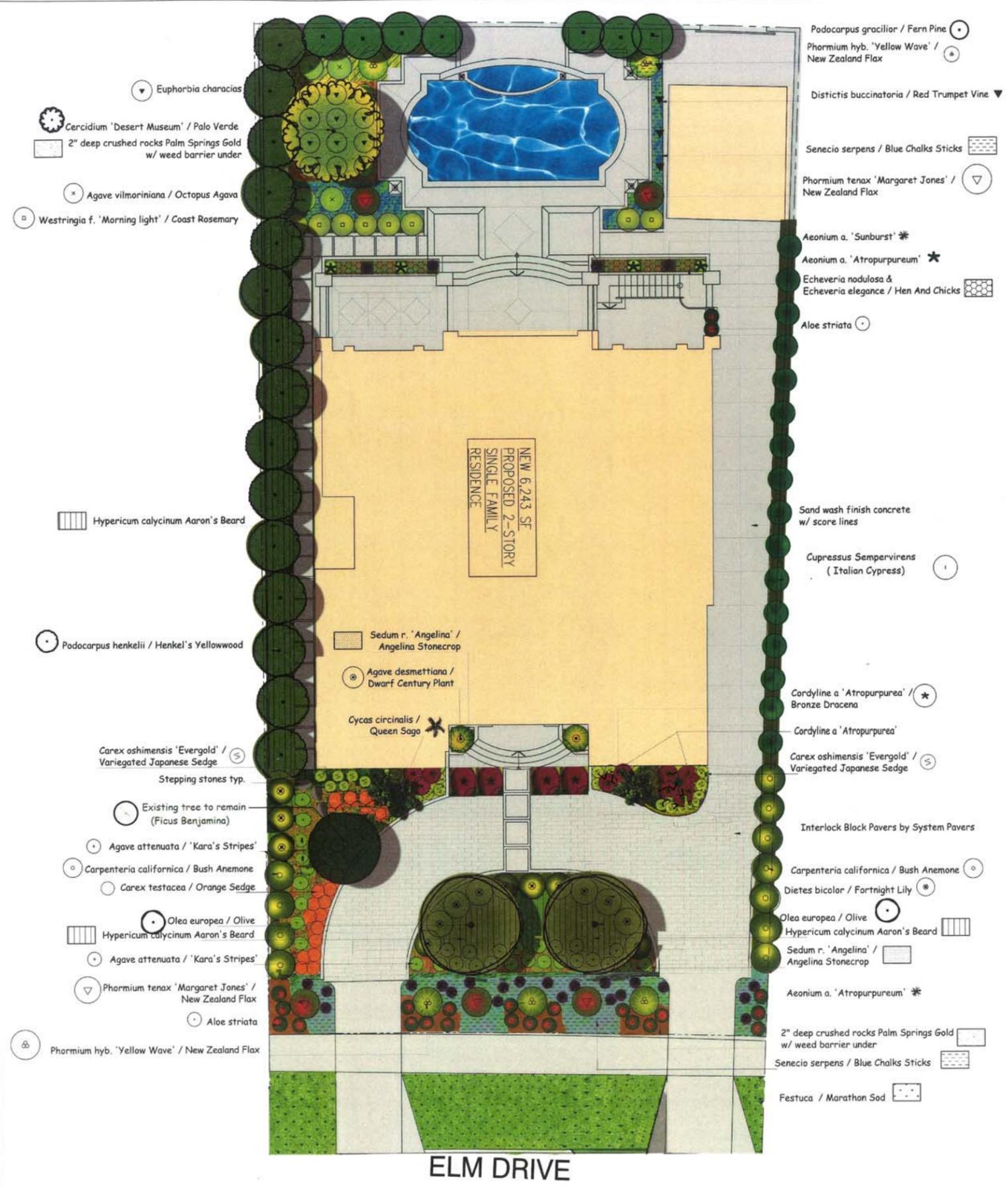


Design Review Commission Report

455 North Rexford Drive

April 2, 2015

Attachment B
Project Design Plans



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☉	Cercidium 'Desert Museum'	Palo Verde	24"box	1	
☉	Cycas circinalis	Queen Sago	15-gal	4	
☉	Olea europea	Olive	48"box	2	fruitless
☉	Podocarpus gracilior	Fern Pine	15-gal	7	
☉	Podocarpus henkelii	Henkel's Yellowwood	15-gal	15	
☉	Cupressus sempervirens	Italian Cypress	15-gal	16	

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☼	Aeonium a. 'Sunburst'		5-gal	15	
☼	Aeonium arboreum 'Atropurpureum'		5-gal	2	
☼	Agave attenuata 'Kara's Stripes'		5-gal	24	
☼	Agave desmettiana	Dwarf Century Plant	5-gal	2	
☼	Agave vilmariniana	Octopus Agava	5-gal	4	
☼	Aloe striata		5-gal	32	
☼	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	5-gal	24"oc	
☼	Carex testacea	Orange Sedge	5-gal	43	
☼	Cordylina a 'Atropurpurea'	Bronze Dracena	5-gal	4	double & triple
☼	Carpenteria californica	Bush Anemone	5-gal	14	
☼	Dietes bicolor	Fortnight Lily	5-gal	11	
☼	Distictis buccinatoria	Red Trumpet Vine	5-gal	4	
☼	Dymondia margaritae	Silver Carpet	1-gal	6"oc	
☼	Echeveria elegance	Hen And Chicks	1-gal	10"oc	
☼	Echeveria nodulosa		1-gal	10"oc	
☼	Euphorbia characias		5-gal	12	
☼	Festuca	Marathon Sod	sod	-	
☼	Hypericum calycinum	Aaron's Beard	1-gal	24"oc	
☼	Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	2	
☼	Phormium tenax 'Margaret Jones'	New Zealand Flax	5-gal	4	
☼	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	12"oc	
☼	Senecio serpens	Blue Chalks Sticks	1-gal	18"oc	
☼	Westringia f. 'Morning light'	Coast Rosemary	5-gal	7	

☼ 2" deep crushed rocks Palm Springs Gold w/ weed barrier under

All trees to be planted with commercial root barriers.
2" deep shredded Cedar bark to spread between plants.

Interlock Block Pavers to be by System Pavers
Color: Tumbled Cream Brown, Antique
tel: 877-728-3278

NOTE:
All groundcover areas where plants are 4"oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

NOTE:
All planters to have drains and waterproofing done by others.



Front Elevation

REVISIONS DATE

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Yael
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

511 N. ELM
BEVERLY HILLS, CA 90210

PLANTING PLAN



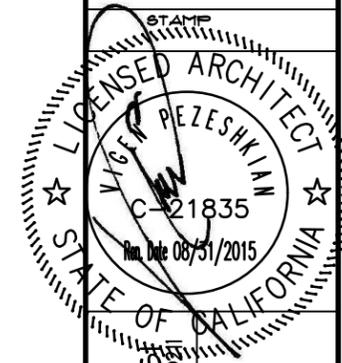
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JOB NUMBER: 167915
DRAWN BY:



PLANTS ELEVATION

VIGEN PEZESHKIAN, ARCHITECT

16750 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694



Project Name & Address
RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
5111 N. ELM DR
BEVERLY HILLS, CA 90211

Drawing Title

PLANTS ELEVATION

Project No

Scale

Date

Designed

Drawn

Drawing No

PE.01



EAST ELEVATION

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

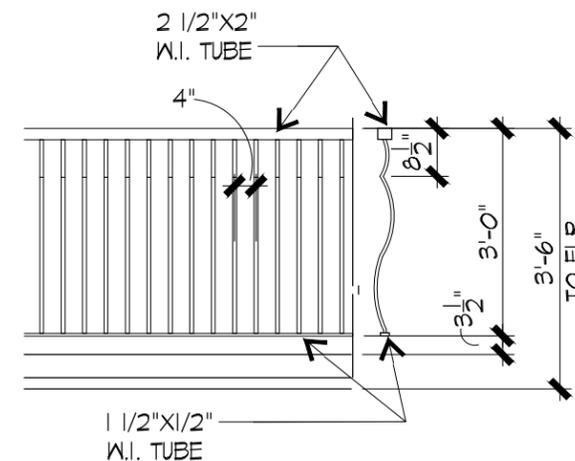
LEGEND

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- 2 PRECAST CONC. PACIFIC STONE LINSTONE- VENEZIA 46
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC. MOLDINGS
- 4 EXTERIOR SMOOTH STUCCO FINISH SHAMROCK STUCCO COLOR # 173 SHELL A-100
- 5 EXTERIOR LIGHT FIXTURES BY LAMP PLUS FEISS-CASTLE COLLECTION GRECIAN BRONZE
- 6 ALUMINUM CLAD WOOD WINDOWS BY ANDERSON, DARK BRONZE ANODIZE
- 7 WROUGHT IRON RAILING PAINT TO MATCH WINDOWS
- 8 ENTRY DOOR BY HUBBARD IRON DOORS ARCHED DOUBLE DOOR DARK BRONZ DOUBLE NICOLE
- 9 MEXICAN TRAVERTINE STONE VENEER-NATURAL STONE



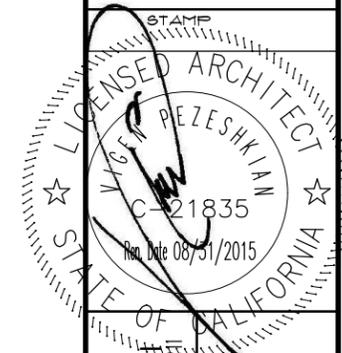
WEST ELEVATION

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FRONT GUARDRAIL DESIGN

SCALE=3/8"=1'-0"



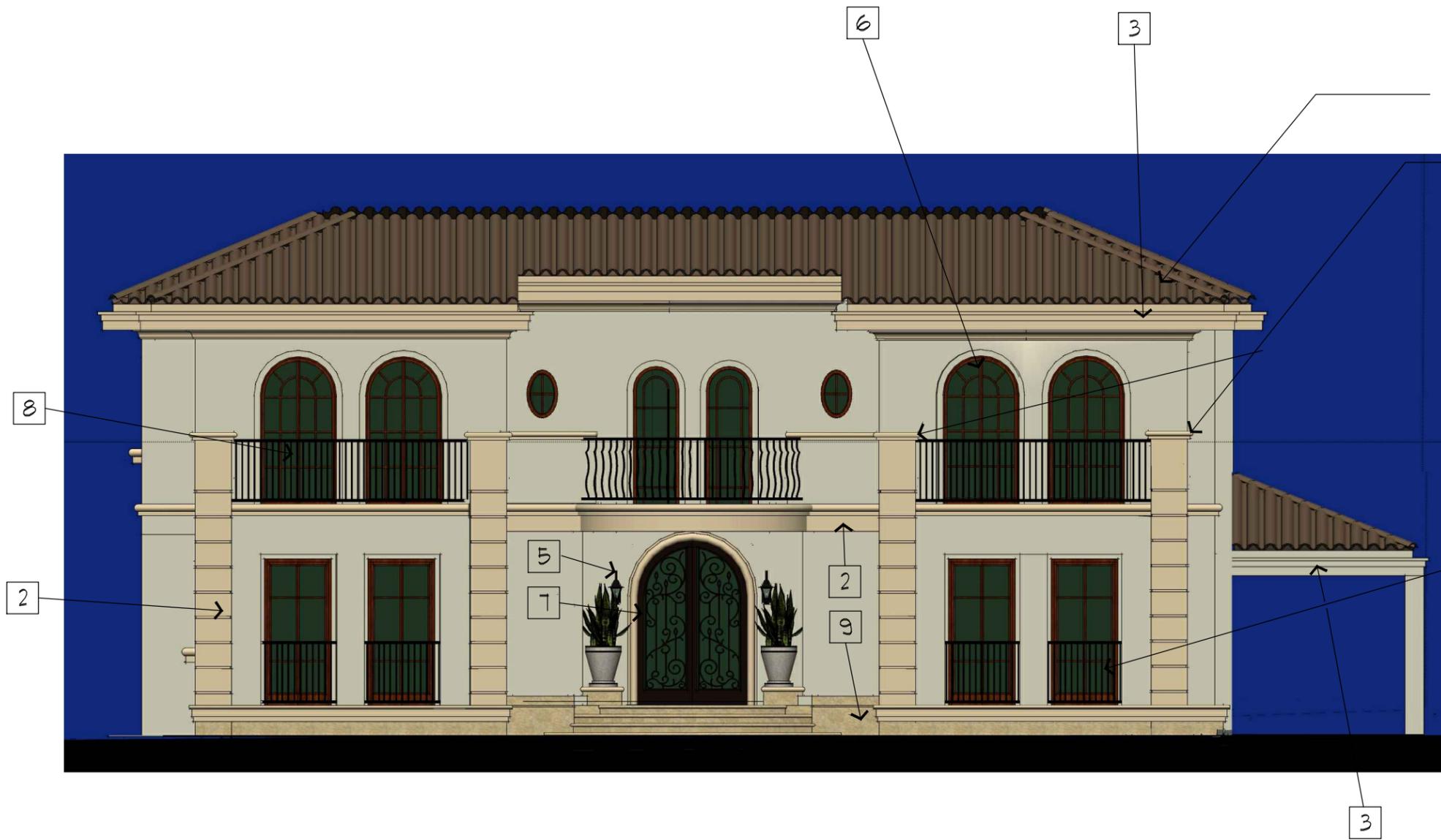
VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

Project Name & Address
RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211

Drawing Title
EAST & WEST
ELEVATION

Project No	
Scale	
Date	
Designed	
Drawn	
Drawing No	A2.01



LEGEND

- 1 MCA 2-PIECE CLAY ROOF TILE
B317-R TAUPE SMOKE BLEND
- 2 PRECAST CONC. PACIFIC STONE
LINEDSTONE- VENEZIA 46
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 4 EXTERIOR SMOOTH STUCCO FINISH SHAMROCK
STUCCO COLOR # 173 SHELL A-100
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FEISS-CASTLE COLLECTION GRECIAN BRONZE
- 6 ALUMINUM CLAD WOOD WINDOWS BY
ANDERSON, DARK BRONZE ANODIZE
- 7 ENTRY DOOR BY HUBBARD IRON DOORS
ARCHED DOUBLE DOOR DARK BRONZE DOUBLE
NICOLE
- 8 WROUGHT IRON RAILING PAINT DARK
BROWN
- 9 MEXICAN TRAVERTINE STONE
VENEER-NATURAL STONE

COLOR ELEVATION
N.T.S.

VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

STAMP
VIGEN PEZESHKIAN
LICENSED ARCHITECT
No. 21835
Exp. Date 08/31/2015
STATE OF CALIFORNIA

Project Name & Address
**RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211**

Drawing Title
**COLOR
ELEVATION**

Project No

Scale

Date

Designed

Drawn

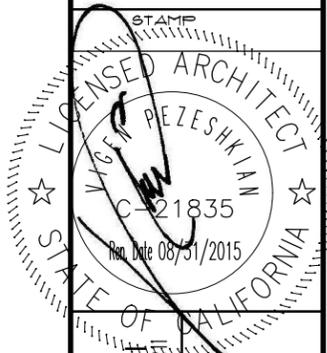
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A2.03



PERSPECTIVE RENDERING

VIGEN PEZESHKIAN, ARCHITECT

16750 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694



Project Name & Address
RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
5111 N. ELM DR.
BEVERLY HILLS, CA 90211

Drawing Title

PERPECTIVE RENDERING

Project No

Scale

Date

Designed

Drawn

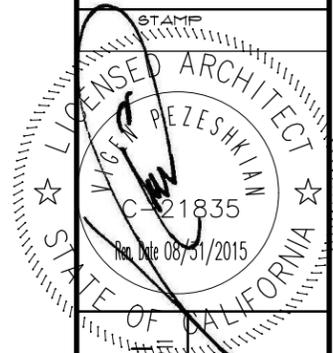
Drawing No

PR.01



PERSPECTIVE RENDERING OPTION "2"

VIGEN PEZESHKIAN, ARCHITECT
 16150 LAHEY STREET, GRANADA HILLS, CA 91344
 Telephone 818 378-5694



Project Name & Address
 RESIDENCE FOR
 MR. & MRS. HAMID YOUNESI
 5111 N. ELM DR. BEVERLY HILLS, CA 90211
 Drawing Title
 PERSPECTIVE RENDERING
 OPTION "2"

Project No
 Scale
 Date
 Designed
 Drawn
 Drawing No
 PR.02



Design Review Commission Report

455 North Rexford Drive

May 7, 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 511 NORTH ELM DRIVE.

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

Section 1. Hamid and Katy Younesi, 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 511 North Elm Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project 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 **March 5, 2015 and May 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: **May 7, 2015**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission