



Design Review Commission Report

Meeting Date: Thursday, May 7, 2015
(continued from 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 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 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.

The project was previously reviewed and returned for restudy by the Design Review Commission at its meeting on Thursday, April 2, 2015 (Attachment A). At the April 2, 2015 meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to the neighbors' privacy, size of windows and doors on the façade, too boxy, and the need for evergreen canopy trees in the front yard rather than the Pear trees proposed.

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

- Removed the front upper balcony and changed the door to a small window, and revised one balcony to be a gallery;
- Reduced the size of one set of the doors;
- Removed balconies on the side elevation and replaced with small windows;
- Reduced the size of the master balcony; and
- Adjusted the depth of the façade.

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

Attachment(s):

- A. April 2, 2015 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



URBAN DESIGN ANALYSIS

The Applicant appeared to respond to the Commission's concerns with the revisions along with working with the neighbors'. However there are still ongoing concerns regarding the project from the neighbors on both the north and south including: the potential for privacy impacts related to the large window on the stairway on the south elevation; the potential for privacy impacts related to the large master balcony which potentially provides visual access to the neighbor on the north; lack of continuous six foot block wall along the entire north and south side; and lack of hedge/vegetation planting along the parking area on the south elevation. Additionally staff has concerns regarding the large scaled opening to the office on the north first floor of the façade and the front yard wall/fence being incompatible with the surrounding streetscape.

Based on these concerns and a review conducted by the Urban Design Team, the following conditions of approval are suggested for the project:

1. The six foot block wall proposed for both the north and south side property line shall extend along the entire side property lines.
2. The sill of the window on the south elevation proposed for the area of the interior staircase shall be located a minimum of 5'6" above the landing to prevent potential privacy impacts to the neighbor to the south.
3. The front yard wall/fence shall be eliminated from the design.
4. Obscured glass shall be installed and maintained on all bathroom and utility windows on both the north and south side elevations.
5. The hedge on the south side property line shall be extended along the area of the parking spaces and be continuous along the south side property line, subject to review and approval by staff.
6. The area along the north side of the master balcony shall have a decorative wall installed on either side of the proposed fireplace to provide privacy to the neighbor to the north. The design of such wall shall be subject to the review and approval of staff.

Additionally, the Applicant did not revise the landscape plan to include evergreen canopy trees rather than the Pear Trees proposed. A suggested condition of approval is that the Applicant either add two additional minimum 48" box evergreen canopy trees to the plan or substitute two evergreen trees for the Pear Trees proposed, subject to review and approval by Staff.

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



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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.



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Attachment A

April 2, 2015 DRC Staff Report and Previously Proposed Plans



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

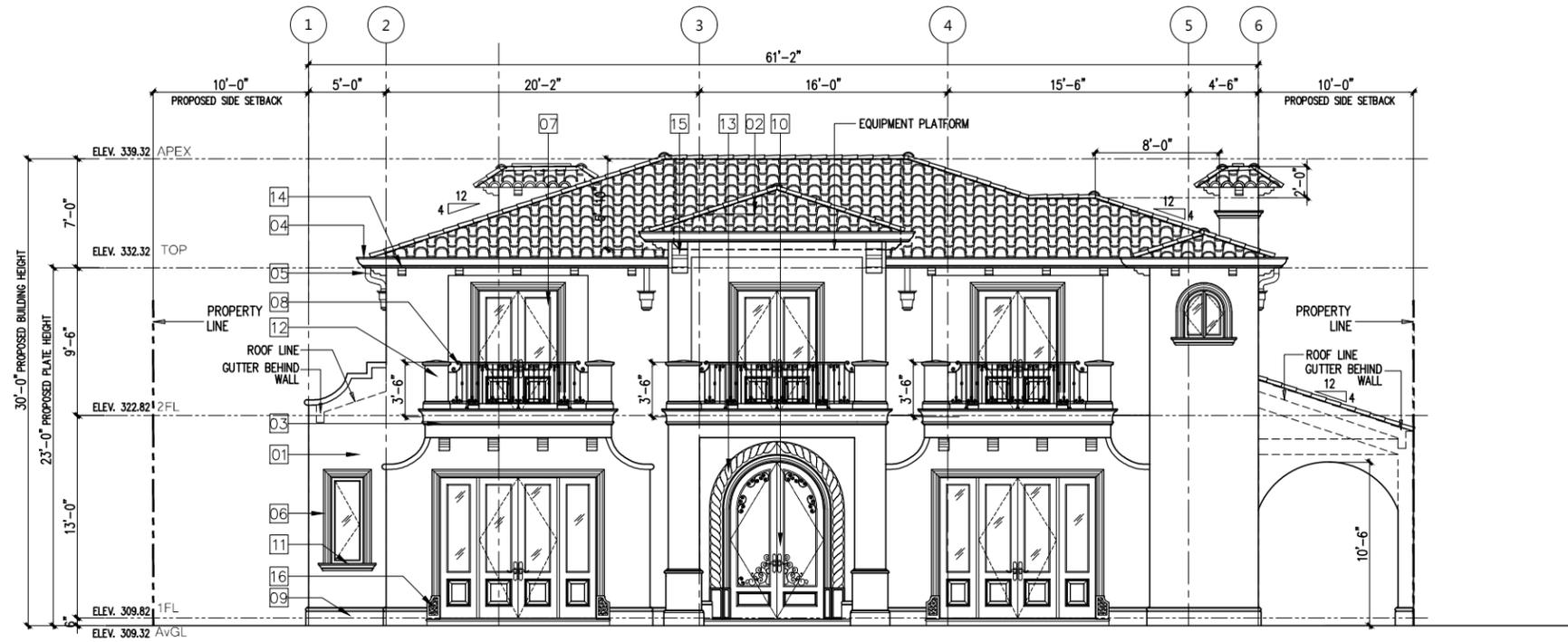
It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

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.

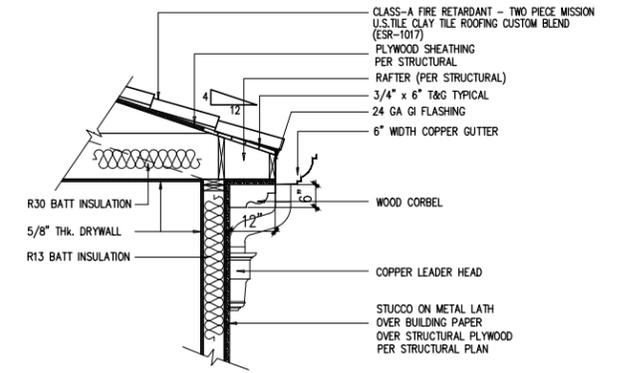
EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL X-23 ASPEN (BASE 200)
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DeANZA BLEND) PROVIDE GAF#30 TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 12" HIGH PRE-CAST CROWN MOLDING
- 4 PRE-FORMED GJ GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 5 COPPER LEATHERHEAD & DOWNSPOUT 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 PEDESTAL WITH STONE CAP
- 13 12" DECORATIVE PRE-CAST CASING
- 14 6" DECORATIVE WOOD CORBEL
- 15 24" DECORATIVE WOOD CORBEL
- 16 PRE-CAST PUNTH BLOCK



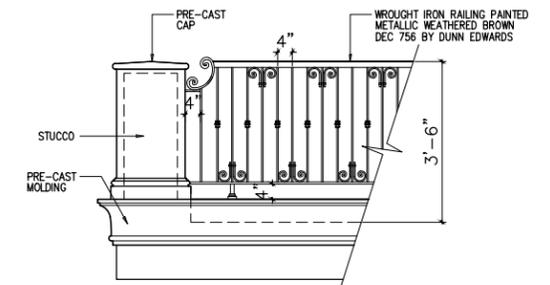
WEST SIDE (FRONT) ELEVATION

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



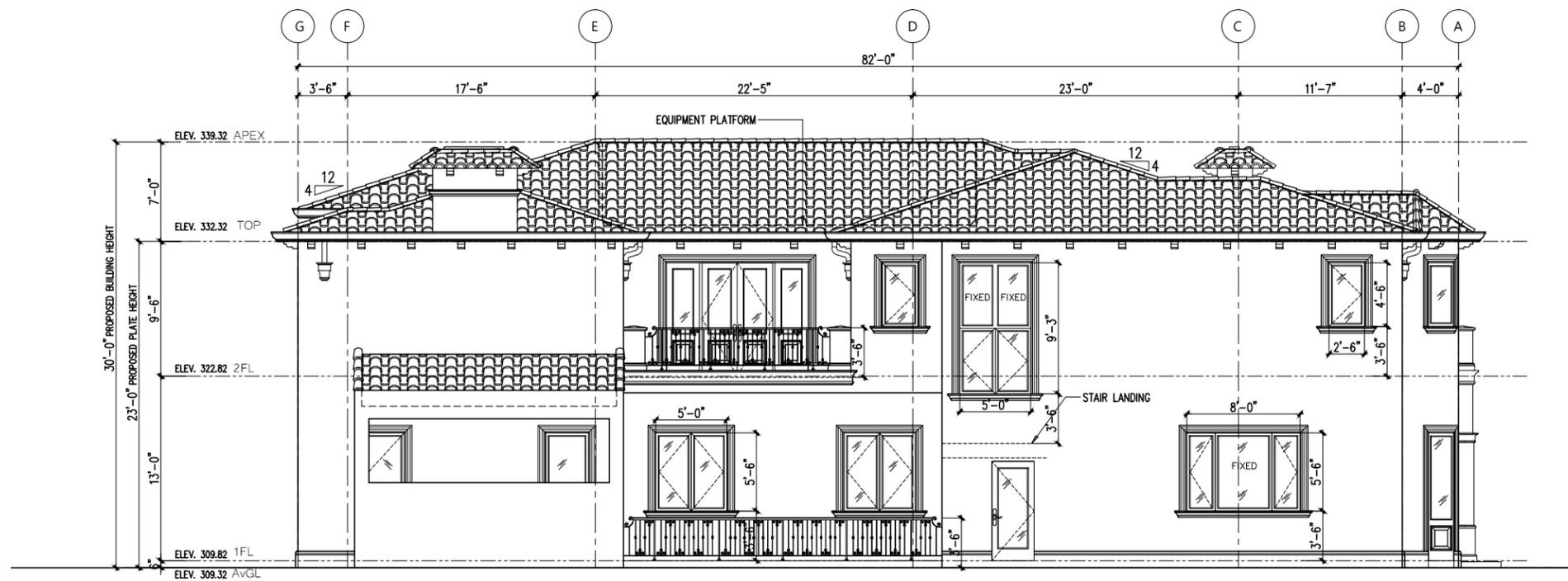
ROOF EVE DETAIL

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



RAILING DETAIL

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



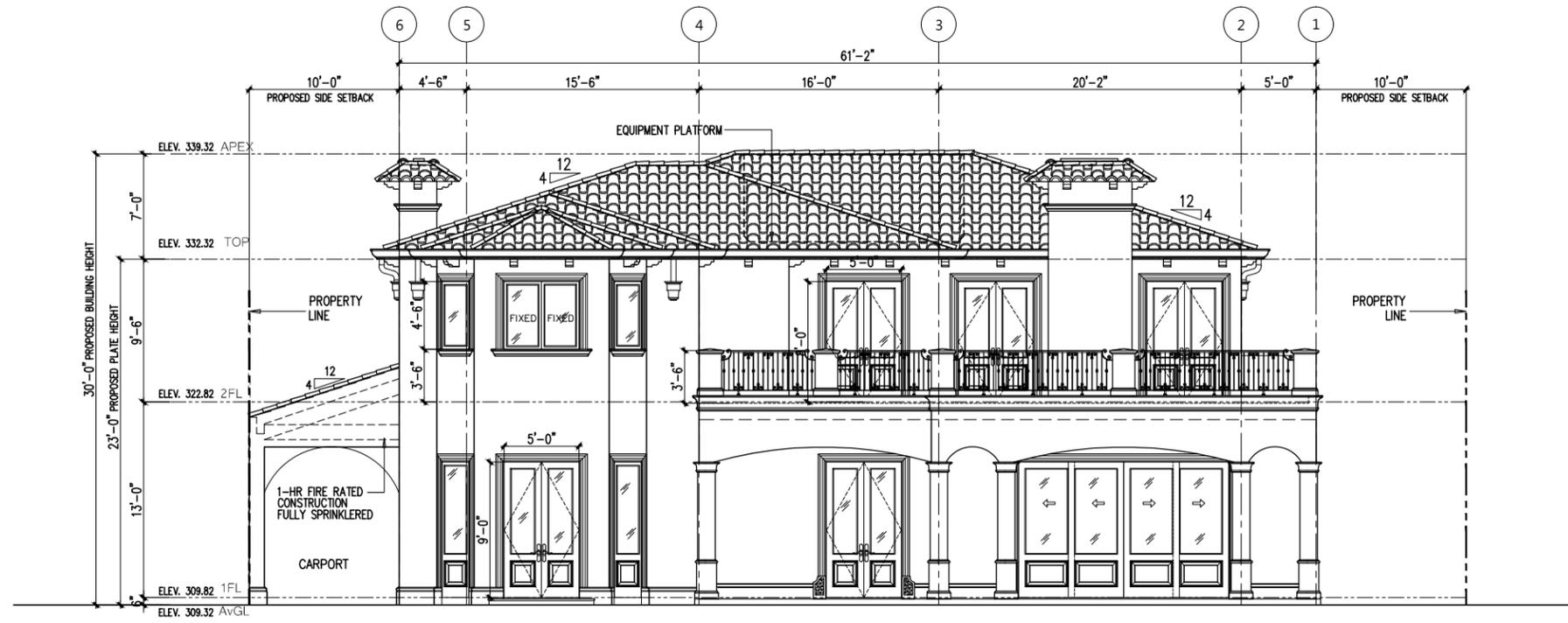
SOUTH SIDE ELEVATION

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

DWG NO:	AS SHOWN
SCALE:	SEP 08, 2014
DATE:	SHAYAN
DRAWN:	KAMI
CHECKED:	EXTERIOR ELEVATION
SHT CONTENTS:	

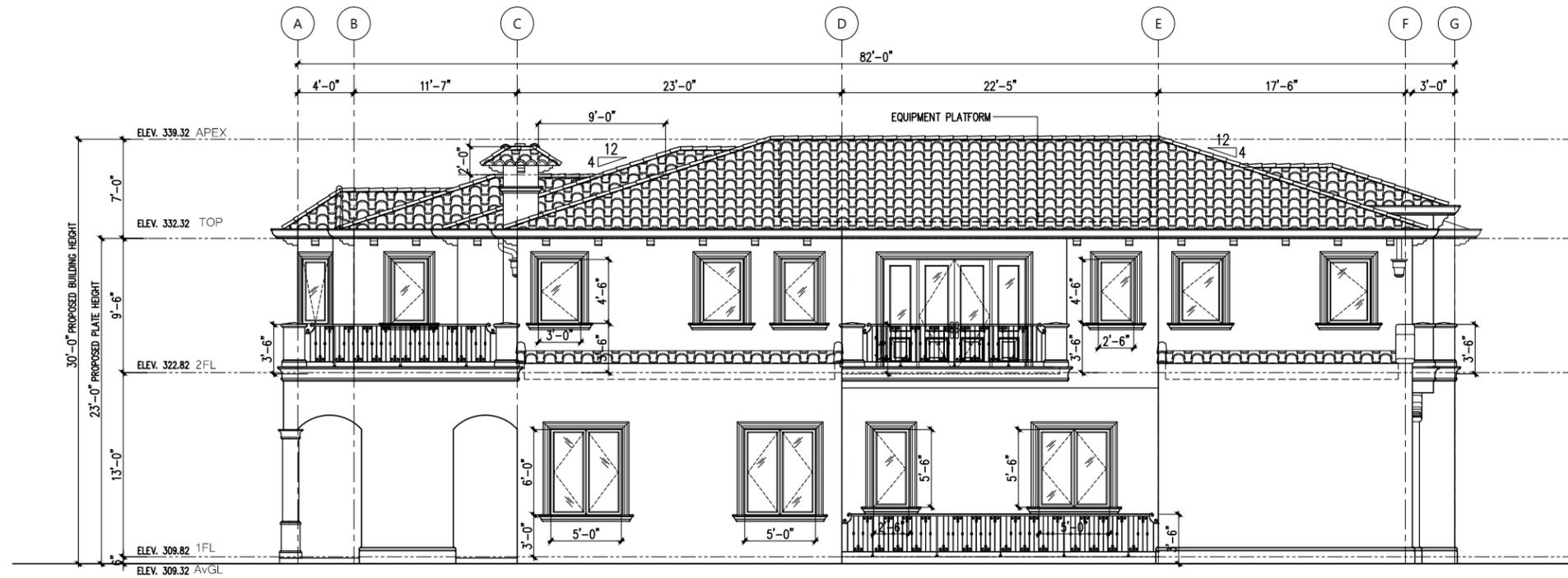
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EAST SIDE (REAR) ELEVATION

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



NORTH SIDE ELEVATION

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

DWG NO:	SCALE: AS SHOWN
SHT CONTENTS: EXTERIOR ELEVATION	DATE: SEP 08, 2014
	DRAWN: SHAYAN
	CHECKED: KAMI



COLOR ELEVATION

SCALE: AS SHOWN

A10

DWG NO:	SCALE: AS SHOWN
SHT CONTENTS:	DATE: SEP 08, 2014
COLOR ELEVATION	DRAWN: SHAYAN
	CHECKED: KAMI



PERSPECTIVE RENDERING - 1

SCALE : AS SHOWN

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



PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE

SCALE: AS SHOWN

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



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Attachment B

Applicant's Response to Comments

618 North Crescent Drive Response to Commissioner's Comments

1. The Commission stated that, there is too many opening in the front.

So we removed front upper balcony and changed the door to small window, and changed one balcony to a gallery

Also changed the size of one of the doors in the front of the house

2. The Commission stated concerns regarding privacy for the neighbors.

So we removed the 2 side balcony's and placed 2 small windows.

In addition also backyard balcony has been changed to a smaller size.

2. The Commission also stated, to see a different depth of the front facade, so we have also made adjustment to that.



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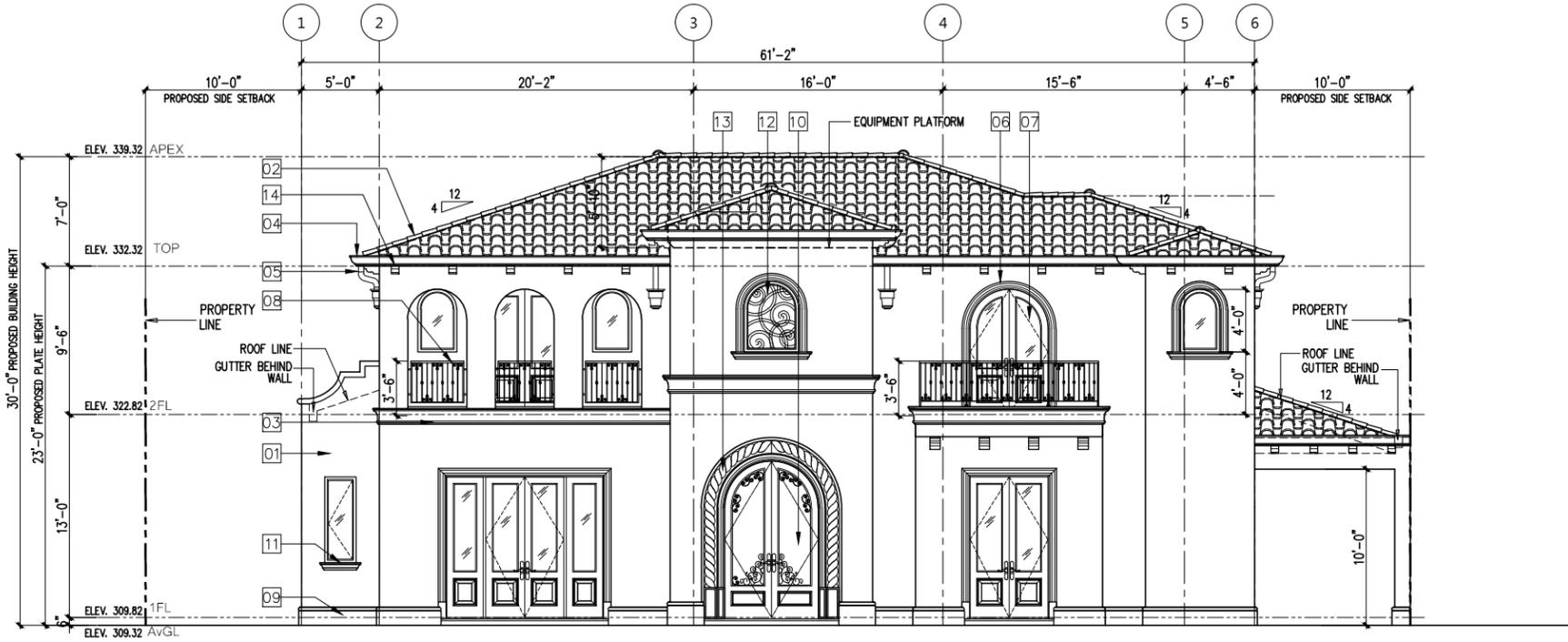
455 North Rexford Drive

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Attachment C
Project Design Plans

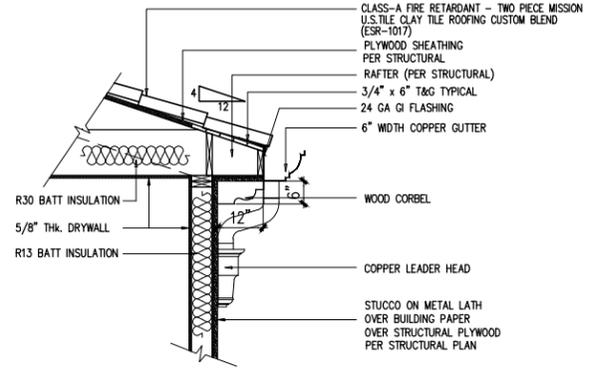
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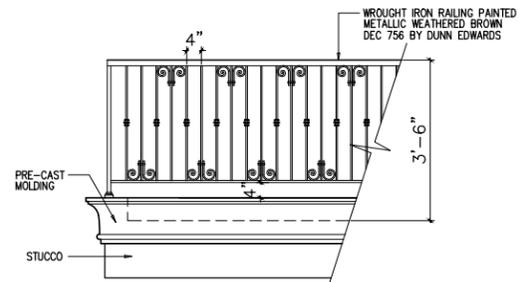
WEST SIDE (FRONT) ELEVATION

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



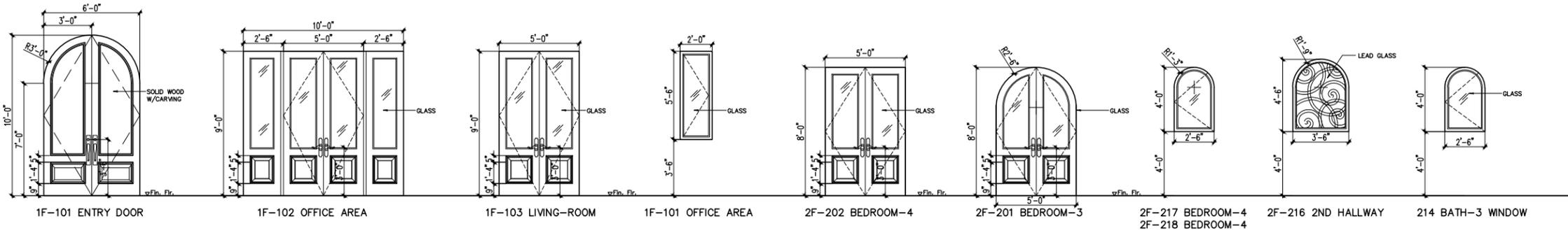
ROOF EVE DETAIL

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



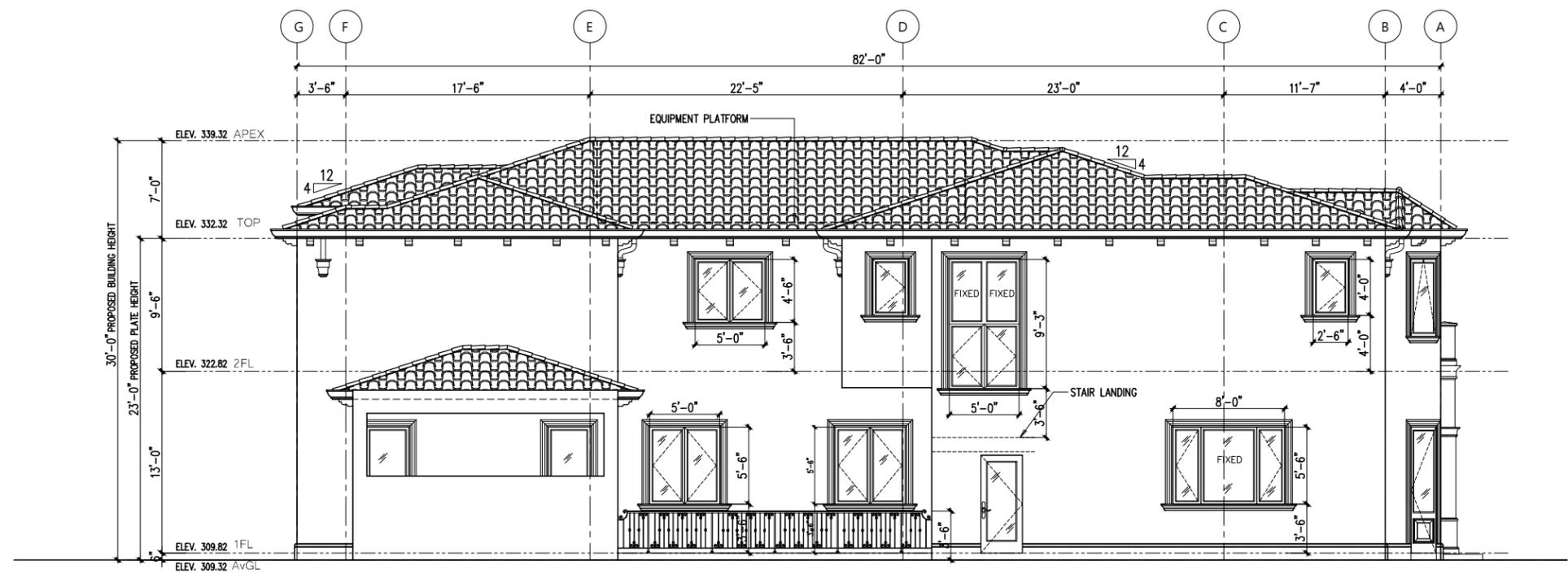
RAILING DETAIL

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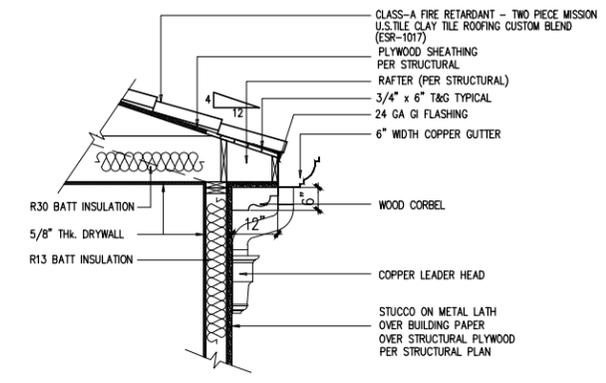


FRONT ELEVATION DOORS & WINDOWS

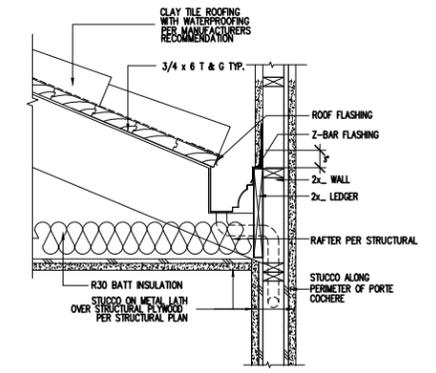
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SOUTH SIDE ELEVATION
 SCALE: 3/32" = 1' - 0"

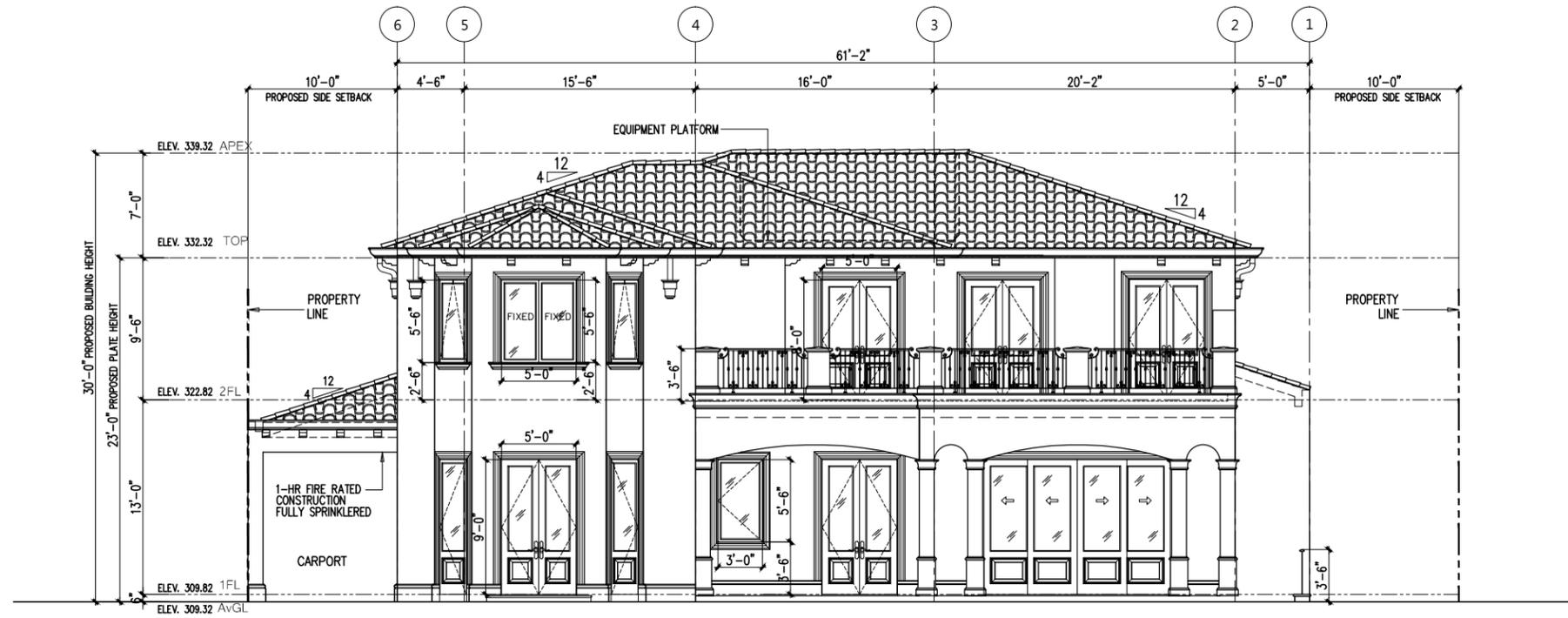


ROOF EVE DETAIL
 SCALE: 1/4" = 1' - 0"



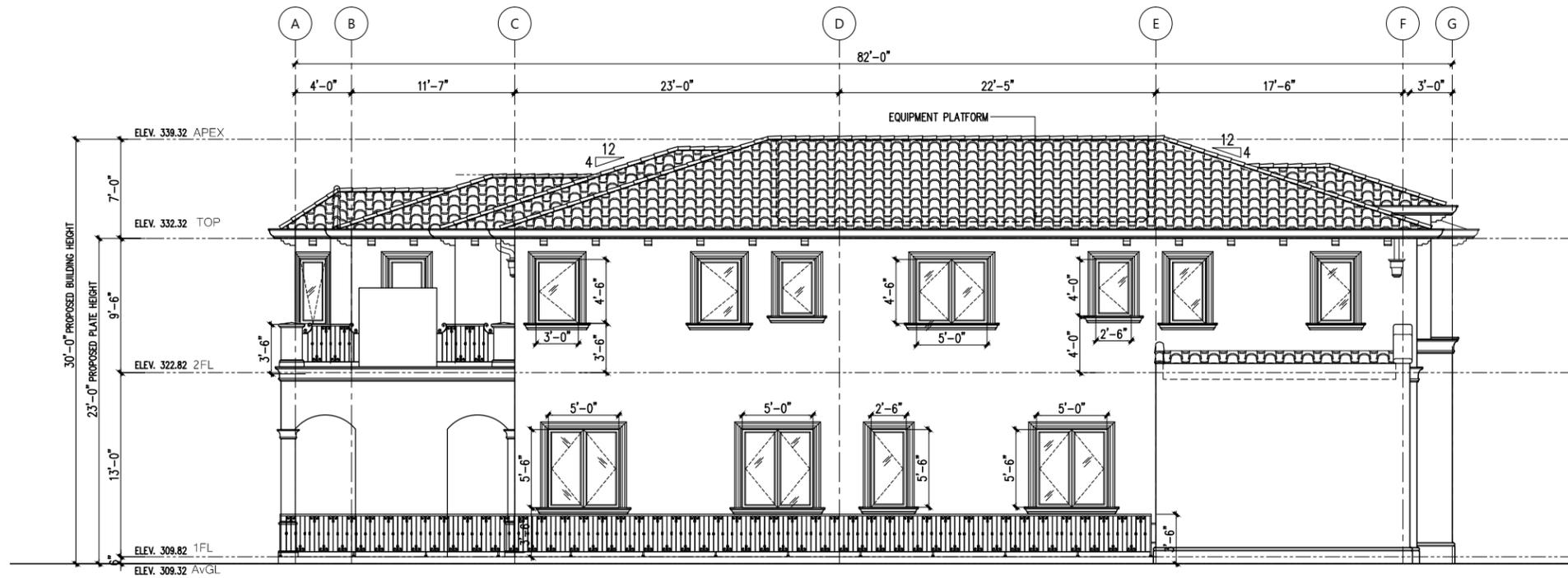
PORTE COCHERE EVE DETAIL
 SCALE: AS SHOWN

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



EAST SIDE (REAR) ELEVATION

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



NORTH SIDE ELEVATION

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

DWG NO:	AS SHOWN
SCALE:	SEP 08, 2014
DATE:	SHAYAN
DRAWN:	KAMI
CHECKED:	EXTERIOR ELEVATION
SHT CONTENTS:	



COLOR ELEVATION

SCALE: AS SHOWN

SCALE: AS SHOWN	DWG NO:
DATE: SEP 08, 2014	SHT CONTENTS:
DRAWN: SHAYAN	COLOR ELEVATION
CHECKED: KAMI	



PERSPECTIVE RENDERING - 1

SCALE : AS SHOWN

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



PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE

SCALE: AS SHOWN

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



Design Review Commission Report

455 North Rexford Drive

May 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 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 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. The landscape plan shall include at least two evergreen canopy trees, of a minimum 48" box size, subject to review and approval by staff.
2. The six foot block wall proposed for both the north and south side property line shall extend along the entire side property lines.
3. The sill of the window on the south elevation proposed for the area of the interior staircase shall be located a minimum of 5'6" above the landing to prevent potential privacy impacts to the neighbor to the south.
4. The front yard wall/fence shall be eliminated from the design.
5. Obscured glass shall be installed and maintained on all bathroom and utility windows on both the north and south side elevations.
6. The hedge on the south side property line shall be extended along the area of the parking spaces and be continuous along the south side property line, subject to review and approval by staff.
7. The area along the north side of the master balcony shall have a decorative wall installed on either side of the proposed fireplace to provide privacy to the neighbor to the north. The design of such wall shall be subject to the review and approval of staff.

Standard Conditions

8. **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.

9. **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.

10. **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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. **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