



## Design Review Commission Report

**Meeting Date:** Thursday, December 3, 2015  
(continued from Thursday, November 5, 2015)

**Subject:** **143 NORTH CARSON ROAD (PL1528441)**  
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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Omar Santillan – Amit Apel Design Inc.

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

### REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern International; 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, November 5, 2015. At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (December 3, 2015). The Commission's comments related primarily to the conflict between the verticality and horizontality of the design and the lack of hierarchy among architectural elements.

As a result of the Commission's comments, the applicant has revised the following elements:

- Removal of vertically-oriented projecting fins on northern half of front façade;
- Replacement of horizontal wood-slat balcony railings with glass railings;
- Modification of window orientation and mullion patterns, and;
- Reconfiguration of façade materials.

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

### URBAN DESIGN ANALYSIS

The proposed design has been considerably enhanced from the previous iteration and the applicant appears to have thoughtfully incorporated the Commission's comments into the modified design. The conflict between the horizontality and vertically of the design has been eliminated through

#### Attachment(s):

- A. November 5, 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:

Cindy Gordon, AICP, Associate Planner  
(310) 285-1191  
cgordon@beverlyhills.org



## Design Review Commission Report

455 North Rexford Drive

December 3, 2015

reconfiguration of the façade elements and the style now presents a high degree of internal compatibility. Additionally, the revised window configuration, with more a consistent mullion pattern, greatly enhances the overall cohesiveness of the proposed design.

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

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Pacific Ready-Cut Homes). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

### **PUBLIC OUTREACH AND NOTIFICATION**

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of December 3, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive

December 3, 2015

**Attachment A**

November 5, 2015 DRC Staff Report  
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 285-1141 FAX. (310) 858-5966

## Design Review Commission Report

**Meeting Date:** Thursday, November 5, 2015

**Subject:** **143 NORTH CARSON ROAD (PL1528441)**

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

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

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### URBAN DESIGN ANALYSIS

While the design expresses a contemporary style, the overall aesthetic appears overly busy in its execution. The projecting steel bands compete with the front entry, which is subsequently diminished in an undesirable manner. Additionally, the scale of the railings and steel elements appear heavy and should be refined so as not to overwhelm the overall design and to incorporate a necessary hierarchy to the various architectural elements. It should be noted that the plans identify the railings as a wood material whereas the material board identifies them as a steel material; further clarification should be provided on the preferred material.

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

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Pacific Ready-Cut Homes). Pursuant to BHMC §10-3-3218, any work involving a change in

**Attachment(s):**

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

**Report Author and Contact Information:**

Cindy Gordon, AICP, Associate Planner  
(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

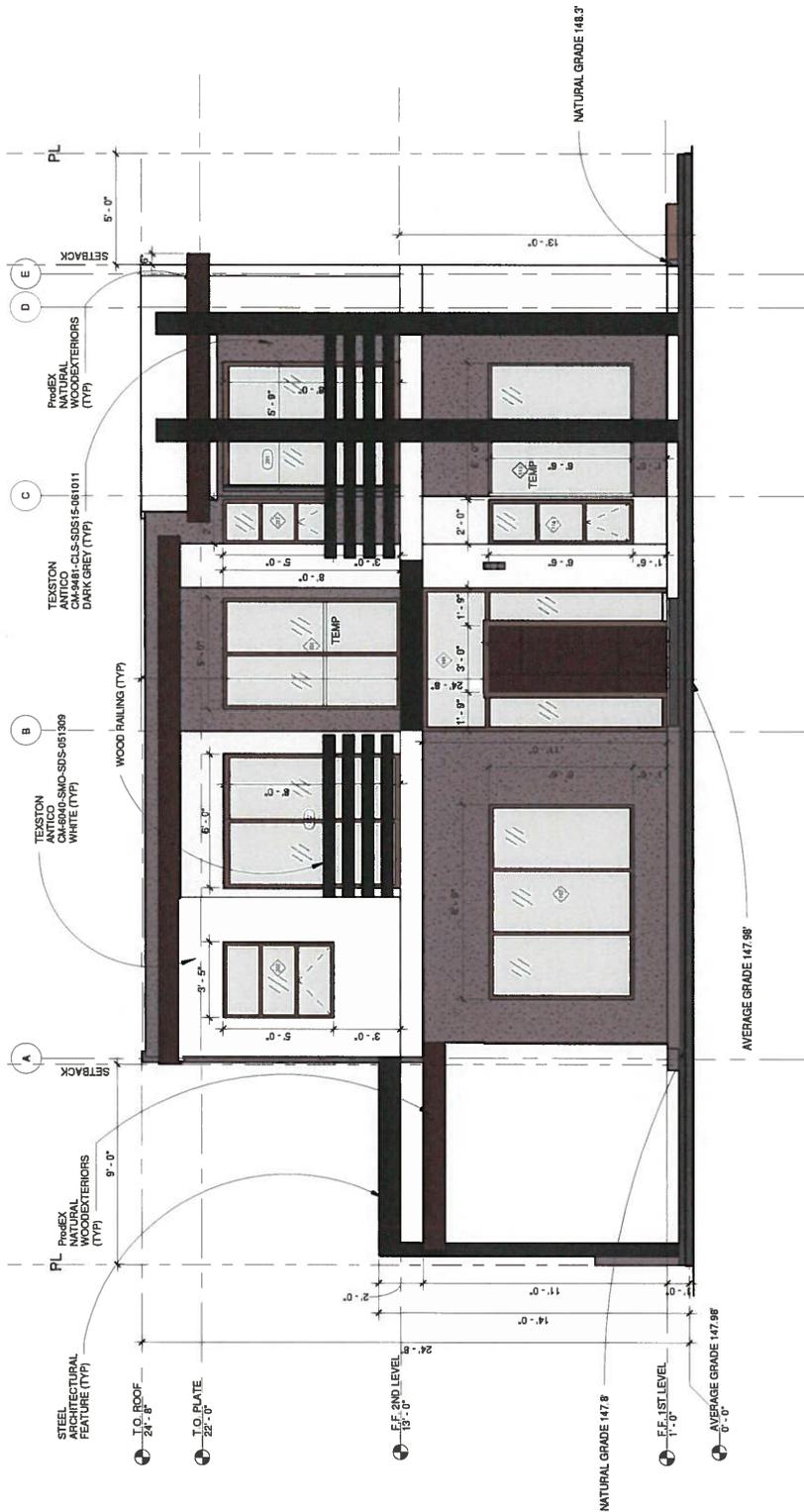
455 North Rexford Drive

November 5, 2015

design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

### **PUBLIC OUTREACH AND NOTIFICATION**

The project requires mailed public notice within 100 feet and the block face of the subject property 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, October 23, 2015; the site was posted on Monday, October 26, 2015. To date staff has not received comments in regards to the submitted project.



1 EAST ELEVATION  
3/16" = 1'-0"



AMIT APEL DESIGN INC.  
6411 INDEPENDENCE AVE.  
Woodland Hills, CA 91367  
Ph. 818.346.9828 Fax 310.919.3001  
www.apeldesign.com  
apeldesign4@aol.com

A2.1

Project Name: CARSON PROJECT  
Date: 9/28/2015 6:32:14 PM  
Scale: 3/16" = 1'-0"  
Proj. Number: 15-0018

EAST ELEVATION



15-0018



ALTY APRL DESIGN, INC.

APN

\_\_\_\_\_

OWNER

\_\_\_\_\_

SCALE

As indicated on the Plans, the dimensions shown are for information only. They do not constitute a warranty of accuracy. The dimensions shown on the Plans are subject to change without notice. The dimensions shown on the Plans are for information only.

REVISIONS

NO.	DESCRIPTION	DATE

## CARSON PROJECT

143 N. Carson Rd  
Beverly Hills, CA 90211

6411 Independence Ave.  
Woodland Hills, CA 91367  
Ph: 818.348.9828 | www.aprldesign.com | info@aprldesign.com

Front View RENDER

# A6.1



**Design Review Commission Report**

455 North Rexford Drive

December 3, 2015

**Attachment B**

Applicant's Written Response to Commission's Comments



641 Independence Ave.  
Woodland Hills, CA 91367  
Ph: 818.346.9828, F: 310.919.3001  
<http://amitapel.com/>; [reception@apeldesign.com](mailto:reception@apeldesign.com)

To: City of Beverly Hills, Design Review Committee.  
From: AMIT APEL DESIGN INC.  
Date: November 16, 2015  
Re: **143 N. Carson Rd., Beverly Hills, CA 90211**

This letter is to respond to the city of Beverly Hills design review suggestions, recommendation and critiques to 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 south of Santa Monica Boulevard.

Design Commission concerns and applicant's response.

- 1. Architectural composition not clear; vertical or horizontal design.**  
*Applicant respond: the architectural composition and articulation of forms has been modified to establish a more appealing design.*
- 2. Guardrail at front elevation balcony appeared too big.**  
*Applicant respond: Guardrail have been replaced with glass guardrail*
- 3. Windows articulation is too different.**  
*Applicant respond: Window modulation has been revised to have more constancy with the style and the overall scheme. All windows are better articulated in relation with the building scale.*
- 4. Design is not cohesive, house feels disorganized.**  
*Applicant respond: Façade is revised, modulation and proportion are changed to have a more cohesive design by changing window size and the volume composition.*
- 5. The design does not enhance the neighborhood.**  
*Applicant respond: This design is more compatible with the neighborhood and implements elements that tie back with the city street scape that make the visually pleasing.*



641 Independence Ave.  
Woodland Hills, CA 91367  
Ph: 818.346.9828, F: 310.919.3001  
<http://amitapel.com/>; [reception@apeldesign.com](mailto:reception@apeldesign.com)

**6. Material colors not clear.**

*Applicant respond: All material colors have been revised to sure there is no discrepancies.*

**7. Vertical elements/columns do not help de design.**

*Applicant respond: Vertical element have been removed and place at entry to provide shade and shadow treatment and to tie back to the design.*

**8. Overhang do not help the design.**

*Applicant respond: All overhang that do not complement the design have been removed on the other have been revised to a better articulation of the forms.*

The design for the project had been revised to a more compelling cleaner design that will be compatible and will enhance the neighborhood at city of Beverly Hills.

**Sincerely,  
Amit Apel design Inc.**

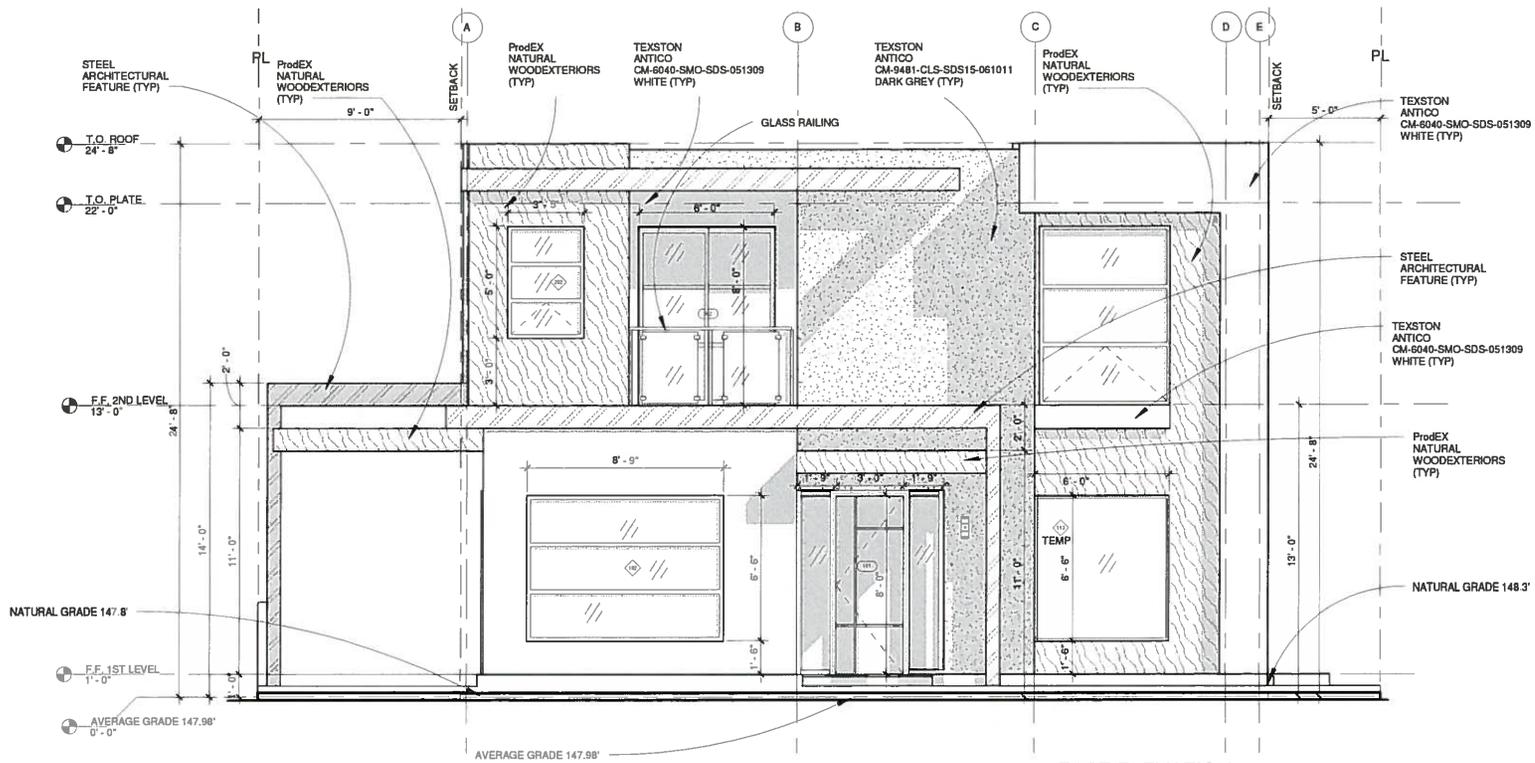


**Design Review Commission Report**

455 North Rexford Drive

December 3, 2015

**Attachment C**  
Project Design Plans



1 EAST ELEVATION  
3/16" = 1'-0"

EAST ELEVATION

Project Name: CARSON PROJECT  
 Date: 11/13/2015 12:09:51 PM  
 Scale: 3/16" = 1'-0"  
 Proj. Number: 15-0018

AMIT APEL DESIGN INC.  
 6411 INDEPENDENCE AVE.  
 Woodland Hills, CA. 91367  
 Ph. 818.346.9828 Fax 310.919.3001  
 www.apeldesign.com  
 apeldesign4u@aol.com



A2.1



15-0018

APN \_\_\_\_\_  
 SUBJECT TO \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE \_\_\_\_\_  
 © 2011 AMIT APFL DESIGN INC. ALL RIGHTS RESERVED. THIS RENDERING IS THE PROPERTY OF AMIT APFL DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF AMIT APFL DESIGN INC.

REVISIONS	

**CARSON PROJECT**  
 143 N. Carson Rd  
 Beverly Hills, CA 90211

6411 Independence Ave.  
 Woodland Hills, CA., 91367  
 Ph. 818.346.9828 | Fax 310.919.3001  
 www.spkdesign.com | info@spkdesign.com

Front View RENDER

A6.1





PROJECT NO. **15-0018**



AMT APBL DESIGN INC.

APN \_\_\_\_\_  
 SUBJECT/TA DATE \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 DS \_\_\_\_\_

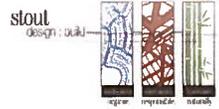
SCALE \_\_\_\_\_  
 © 2015 AMT APBL DESIGN INC. THE DESIGN AND DATA SHOWN ON THIS DRAWING ARE THE PROPERTY OF AMT APBL DESIGN INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMT APBL DESIGN INC.

REVISIONS		
NO.	DESCRIPTION	DATE

**CARSON PROJECT**  
 143 N. Carson Rd  
 Beverly Hills, CA 90211

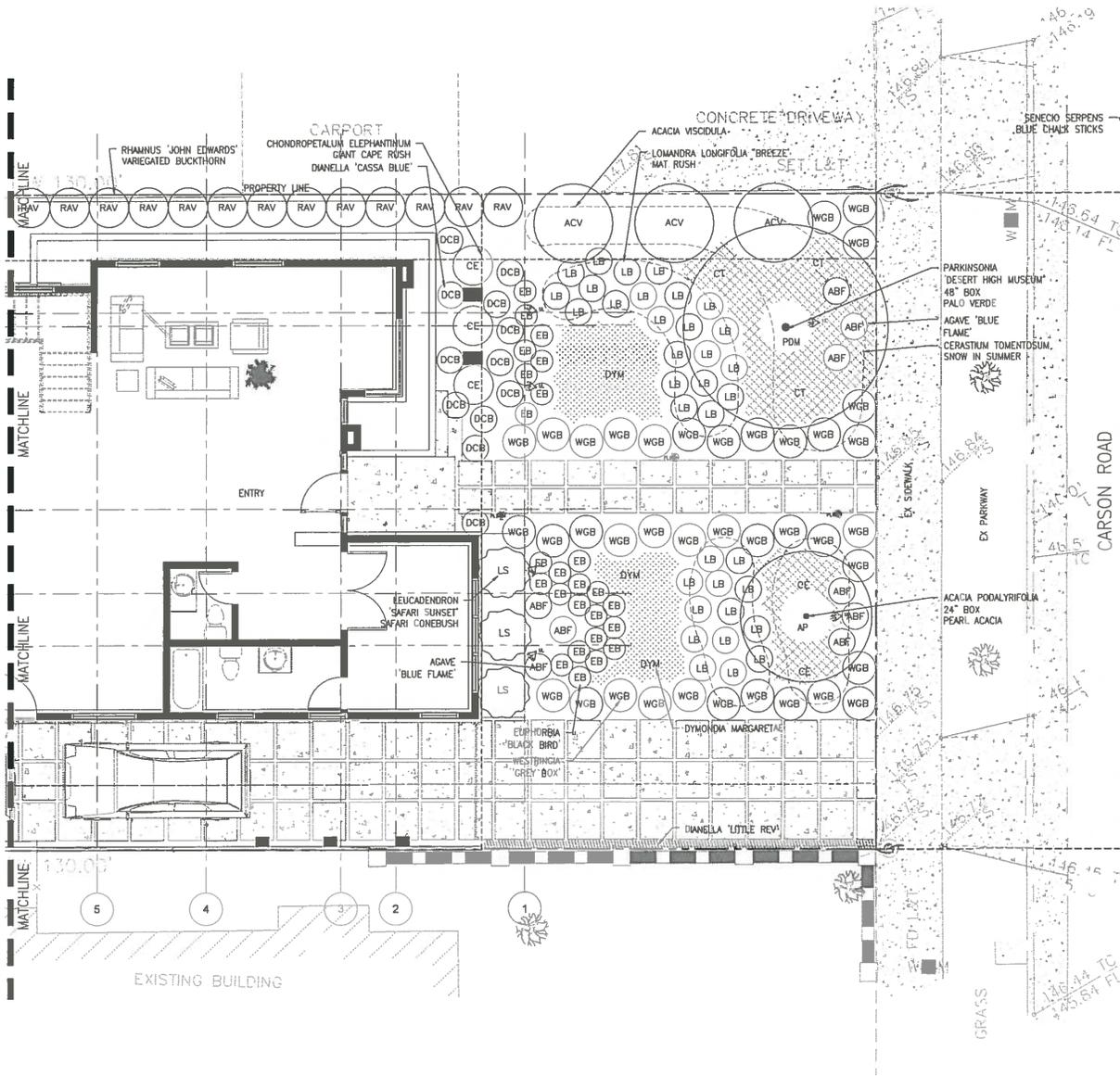
6411 Independence Ave.  
 Woodland Hills, CA, 91367  
 Ph. 818.349.8828 | Fax. 310.919.3001  
 www.apdesign.com | info@apdesign.com

Front East Elevation  
**A6.4**

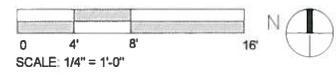


**FRONT VIEW RENDER**  
NOVEMBER 16, 20015

143 Carson Rd, Beverly Hills, CA 90211



SYM.	QTY	SIZE	SPEC./BOTANICAL NAME	COMMON NAME	H	W	PLANT FACTOR	EVERGREEN	EXPOSURE	FLOWER COLOR	BLOOM
<b>Trees</b>											
AP	1	24" box	Acacia jockeimahila	Peel Acacia	12-20'	15-20'	low	Yes	full sun	yellow	winter/spring
CTD	1	15 gal	Cordyline 'Torrey Dazler'		20'	8-10'	low	Yes	sun to part shade	white	spring
GP	5	15 gal	Geijera parviflora	Australian willow	20-30'	15-20'	low	Yes	full sun	NA	NA
PDM	1	48" box	Pachira x Desert Museum 'NEB'	Palo verde	25'	25'	low	Yes	full sun	yellow	spring
<b>Large Shrubs</b>											
ACV	3	5 gal	Acacia viscidula		8-9'	4-6'	low	Yes	full sun to part shade	yellow	late spring
LS	3	5 gal	Leucadendron 'Safari Sunset'	Safari conebush	8-10'	6-8'	low	Yes	full sun	red and yellow	winter/spring
RAV	55	5 gal	Rhamnus alternans variegata	Variegated Italian buckthorn	15'	8'	low	Yes	sun/part shade		
<b>Medium &amp; Small Shrubs &amp; Perennials</b>											
AH	20	1 gal	Argemone 'Hemmony'	Mangoose pear	4-8'	18-24"	med	Yes			
AD	8	1 gal	Asparagus densiflorus 'Meyer'	Asparagus fern	2'	1-2'	low	Yes	full sun to part shade	white	spring
DYM	5	dirt flat	Dymondia margaritae	Silver carpet	<1'	spread	low	Yes	sun to part shade	yellow	summer
EB	25	1 gal	Euphorbia 'Black bird'		1-2'	1-2'	low	Yes	sun	yellow	spring
WER	36	1 gal	Wheatgrass 'Grey bar'	Wheat coast rosemary	2-3'	2-3'	low	Yes	sun or shade	white	year round
<b>Annuals</b>											
A	9	8"	Anemone arborea 'Safari Bow'	Safari bowl	1-2'	clump	low	Yes	sun to part shade	yellow	spring
ABF	9	3 gal	Agave 'Blue Flame'		2-3'	spread	low	Yes	full sun	yellow/green	infrequent
SA	2	flat	Sedum anglica		4-6"	8"	low	Yes	sun to part shade		mid-summer
SS	3	flat	Senecio asperna	Blue Chelidonia	1'	2-3'	low	Yes	full sun	white	summer
<b>Ornamental Grasses &amp; Sedges</b>											
DCB	12	1 gal	Dianella 'Cassa Blue'		1-2'	1-2'	low	Yes	sun or shade	purple	spring - summer
	17	plug	Dianella 'Little Rev'		2-3'	1-2'	low	Yes	sun or shade	purple	spring - summer
CE	4	1 gal	Chondropetalum elephantinum	Large Cape Rush	3-5'	4-6'	low	Yes	sun or shade	NA	NA
LB	55	1 gal	Lomandra longifolia 'Breeze'	Sprinkler-headed mist rush	2-3'	2-4'	low	Yes	sun to part shade	yellow	summer
<b>Ground Covers</b>											
CT	10	flat	Ceratium tomentosum	Snow-in-summer	6-8"	1'	low	Yes	full sun	white	best in summer
<b>Lawn</b>											
	165	sq ft	Agrostis pallens	Bent grass	4-6"		low	with water	sun to part shade	NA	NA





  
**Stout Design Build**  
 143 Carson Road  
 Los Angeles, Ca 90066  
 (310) 876-1018  
 www.stoutdesignbuild.com

Project:  
**Apel - Carson**  
 143 Carson Road  
 Beverly Hills, CA 90211

PLANTING PLAN - FRONT

Submittal Date:  
 July 17, 2015

Sheet Number:  
 L3.0



**Design Review Commission Report**

455 North Rexford Drive

December 3, 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 143 NORTH CARSON ROAD.

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

Section 1. Omar Santillan, Amit Apel Design Inc., agent, on behalf of Amar Construction, 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 143 North Carson 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 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Pacific Ready-Cut Homes). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

Section 4. The Design Review Commission conducted duly noticed public hearings on **November 5, 2015 and December 3, 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

No project-specific conditions are proposed.

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.
8. **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.
9. **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 3, 2015

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission