



Design Review Commission Report

Meeting Date: Thursday, March 3, 2016

Subject: **309 South Wetherly Drive (PL1602209)**
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: Pouya Payan

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 International and is considered to be a pure architectural style; however, as a licensed architect is not associated with the project it is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed International-styled single-family residence expresses a clear design aesthetic through its strong horizontal orientation, floor-to-ceiling windows, and simple material palette. The architectural elements create an internally compatible design that will serve to positively enhance the streetscape of South Wetherly Drive. Additionally, the proposed configuration of the single-family residence helps to reduce unnecessary bulk and mass and will allow the project, which contrasts from other architectural styles on the block, to fit appropriately within the existing residential neighborhood.

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. Additionally, 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.

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



Design Review Commission Report

516 Alpine Drive
March 3, 2016

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 Monday, February 22, 2016; the site was posted on Monday, February 22, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

516 Alpine Drive
March 3, 2016

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):

Inspiration from International style and using the elements of the style Such as deep articulation in the facades.. The Volumetric design of the project and its simplicity along with its elegancy is observable throughout the project. The materials selected are consistence with the style of architecture

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

- | | | |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input 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: 56'x127.5' Lot Area (square feet): 7,129 S.F.
 Adjacent Streets: South Wetherly Drive and Gregory Way

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:

we have contacted neighbors on both sides of the project.

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:	25'-0"	15'-0"	25'-0"
Roof Plate Height:	22'-0"	12'-0"	22'-0"
Floor Area:	4,351 S.F.	2,321 S.F.	4,349 S.F.
Rear Setbacks:	28'-6"	28'-6"	28'-6"
Side Setbacks:	S/E 5'-0" N/W 9'-0"	S/E 6'-2" N/W 9'-9"	S/E 5'-0" N/W 9'-6"
Parking Spaces:	4	2	4

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: Porcelain Tile
 Texture /Finish: From Atlas Concord w/ Vertical Stripes
 Color / Transparency: 035 Silver / None

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

Material: Factory Painted Aluminum
 Texture /Finish: Smooth / Anodized
 Color / Transparency: Anodized F2 from Fleetwood / Light Brown

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

Material: Same as windows
 Texture /Finish:
 Color / Transparency:

PEDIMENTS

Material: None
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Built-up Roofing
 Texture /Finish: Grey Stone Pebbled
 Color / Transparency: Light Grey

CORBELS (Exterior Wood)

Material: 1 x 8 IPA
 Texture /Finish: Stained Oil Finish
 Color / Transparency: Stained IPA / Brown Grey

~~CHIMNEY(S)~~ (Exterior Plaster)

Material: 7/8" Smooth Finish Exterior Plaster
 Texture /Finish: Smooth Steel Trowled
 Color / Transparency: DE 6359 Silver Setting from Dunn Edwards

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

COLUMNS

Material: NONE
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: Glass Railing with shoe
Texture /Finish: Transparent, smooth
Color / Transparency: Transparent

TRELLIS, AWNINGS, CANOPIES

Material: None
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Sheet Metal
Texture /Finish: Smooth
Color / Transparency: Match Doors and windows

EXTERIOR LIGHTING

Material: recessed light
Texture /Finish: Smooth
Color / Transparency: Gray to match the Porcelain Tile

PAVED SURFACES

Material: Exposed Aggregate finish Conc.
Texture /Finish: 3/8" Grey Pebbles
Color / Transparency: Light Grey

FREESTANDING WALLS AND FENCES

Material: Painted Iron Wood
Texture /Finish: Smooth Paint
Color / Transparency: Grey to match the Porcelain Tile

OTHER DESIGN ELEMENTS

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

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

The landscape theme follows the architectural style, which is International Style. The planting feature trees, shrubs and succulent plants that are, for majority, low water usage plants found compatible with International Style.

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.

Inspiration from International style and using the elements of the style Such as deep articulation in the facades,. The Volumetric design of the project and its simplicity along with its elegancy is observable throughout the project.

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.

The proposed residence is presenting deep articulation and the material selected is minimizing the scale and mass of the building. the entire front yard is landscaped except the allowed driveway and pedestrians path to the residence. the New Landscape design adds full size trees in the front yard

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

The selected Style is compatible with the neighborhood and the architecture of the building will enhance the appearance of the neighborhood by blending into its surrounding.

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.

Proposed Landscape on front yard and both sides of the property provide adequate 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 international Style is compatible with the design of the new residences build on Wetherly drive adjacent to the subject project.



Design Review Commission Report

516 Alpine Drive
March 3, 2016

Attachment B
Project Design Plans



DESIGNER: POLYA PAYAN AND SHARON LAM
TEL: 916-200-6005 polya@labyrinth.com

These drawings and specifications are the property and copyright of the Designer. They shall not be used for any other work without the written agreement of the Designer.

PROJECT:
SINGLE FAMILY RESIDENCE @
309 S. WETHERLY DRIVE,
BEVERLY HILLS, CA 90211

OWNER:
American Steel Inc.
620 Shadybrook Boulevard
18374 Ventura #28, Torrance CA,
91314, License number DEC079
Tel: 310-251-6887
E-mail: daniel@americansteel.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PAYAN
1900 SANTELE BLVD # 200
LA, CA 90028
TEL: (916) 200-6005
E-MAIL: polya@labyrinth.com

LANDSCAPE ARCHITECT:
SOLA INC.
600 SAMUEL RD
830 MOLINO ST #204, Los
Angeles, CA 90013
T: (213) 343-1796
la@solainc.com

NO.	DATE	REVISION

SHEET TITLE
MATERIAL BOARD

SCALE: AS SHOWN

DRAWN: P.P.

START DATE: JAN 2016

JOB NUMBER: 309 WETHERLY

SHEET

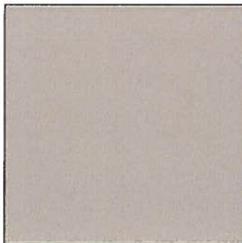
A-12.1

PLOT DATE: 02/16/2016

1 TILE
PORCELAIN TILE FROM ATLAS CONCORD
STUDIO 036 SILVER



2 EXTERIOR PLASTER
7/8" SMOOTH FIN. EXT. PLASTER
DE 6359 SILVER SETTING



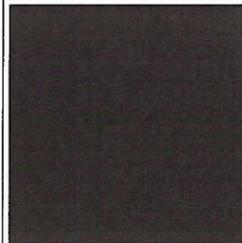
3 STAINED WOOD
1X8 IPA STAINED WOOD OIL FINISH



4 GLASSED RAILING
SHOE CONNECTION



5 DOORS AND WINDOWS
MANUFACTURER: FLEET WOOD
COLOR: ANODIZED F-2



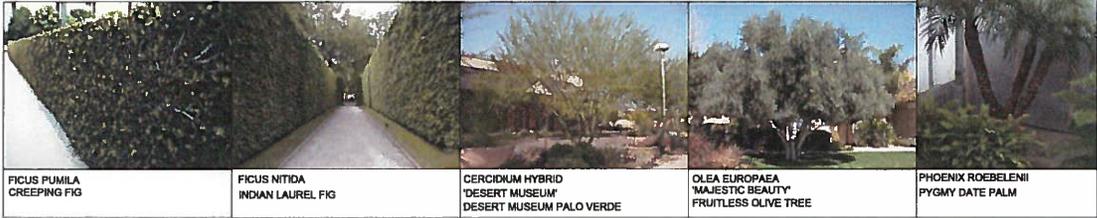
6 PEBBLE CONCRETE
COBBLE STONE 3



7 RECESSED LIGHT FIXTURE



1 MATERIAL BOARD



FICUS PUMILA CREEPING FIG	FICUS NITIDA INDIAN LAUREL FIG	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	PHOENIX ROEBELENI PYGMY DATE PALM
------------------------------	-----------------------------------	---	--	--------------------------------------



NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	PITTIOSPORUM TENUIFOLIUM 'MAJORIE CHANNON' VARIEGATED KOHUHU	AGAVE ANGUSTIFOLIA 'MARGINATA' CARIBBEAN AGAVE	WESTRINGIA FRUTICOSA COAST ROSEMARY	ARMERIA MARITIMA COMMON SEATHRIFT	ANIGOZANTHOS FLAVIDUS 'BIG RED' KANGAROO PAW
--	--	--	--	--------------------------------------	--



DYMONDIA MARGARETAE DYMONDIA	CAREX PANSA CALIFORNIA MEADOW SEDGE	FICUS PUMILA CREEPING FIG	CAREX FLACCA BLUE SEDGE	FESTUCA OVINA 'GLAUCA' BLUE FESCUE	COMPREHENA GLOBOSA GLOBE AMARANTH
---------------------------------	--	------------------------------	----------------------------	--	--------------------------------------

Underground Service Alert!
 Call: TOLL FREE
 1-800
 422-4133

TWO WORKING DAYS BEFORE YOU DIG
 BEFORE ANY OF THE FOLLOWING OPERATIONS:
 - EXCAVATION
 - TRENCHING
 - DRILLING
 - PILING
 - SHIELDING
 - JACKING
 - OR ANY OTHER OPERATION
 THAT MAY AFFECT UNDERGROUND UTILITIES.
 CALL 1-800-422-4133 FOR MORE INFORMATION.



TEL: 916-266-8888 info@labyrinth.com

Since Labyrinth was founded in 1998, we have been a leader in the industry. We are now a part of the Labyrinth Group, a leading landscape architecture firm in the United States.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 309 S. WETHERLY DRIVE,
 BEVERLY HILLS, CA 90211

OWNER:
 American Gas Inc.
 620 Sherman Boulevard
 18378 Ventura #36, Torrance, CA
 91334, License Number: 0442978
 Tel: 310-251-8887
 E-mail: daniel@americangas.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYA PAYAN
 9800 SANTELE BLVD # 230
 LA, CA. 90228
 TEL: (818) 200-6005
 E-MAIL: polya@labyrinth.com

LANDSCAPE ARCHITECT:

SQLA INC
 Landscape Architects
 10000 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310-206-1111
 Fax: 310-206-1112

NO.	DATE	REVISION

SHEET TITLE
 PLANT IMAGES

SCALE: AS SHOWN
DRAWN: P.P.
START DATE: JAN 2016
JOB NUMBER: 2100
SHEET

LP-3

PLOT DATE: 01/04/2016



Tel: 916-295-0998 info@labyrinth.com

While drawings and specifications are prepared and used in accordance with the AIA Code of Ethics and the AIA Contract Documents, the AIA Code of Ethics and the AIA Contract Documents do not constitute a contract between the architect and the client.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 309 S. WETHERLY DRIVE,
 BEVERLY HILLS, CA 90211

OWNER:
 American Civil Inc.
 200 Sherman Boulevard
 18778 Ventura # 206, Ventura, CA
 91374, License number 04323278
 Tel: 310-231-4647
 E-mail: info@americancivil.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYA PAYAN
 1900 SANTELE BLVD # 200
 LA, CA 90025
 TEL (818) 200-6005
 E-MAIL: polya@labyrinth.com

LANDSCAPE ARCHITECT:

SOLA INC
 Landscape Architects
 1000 S. Main Street, Suite 100
 Los Angeles, CA 90015
 Tel: 213-621-1111 Fax: 213-621-1112
 E-mail: info@sola.com

NO.	DATE	REVISION

SHEET TITLE

FRONT YARD
 LANDSCAPE ELEVATION
 @ PLANTING

SCALE: AS SHOWN

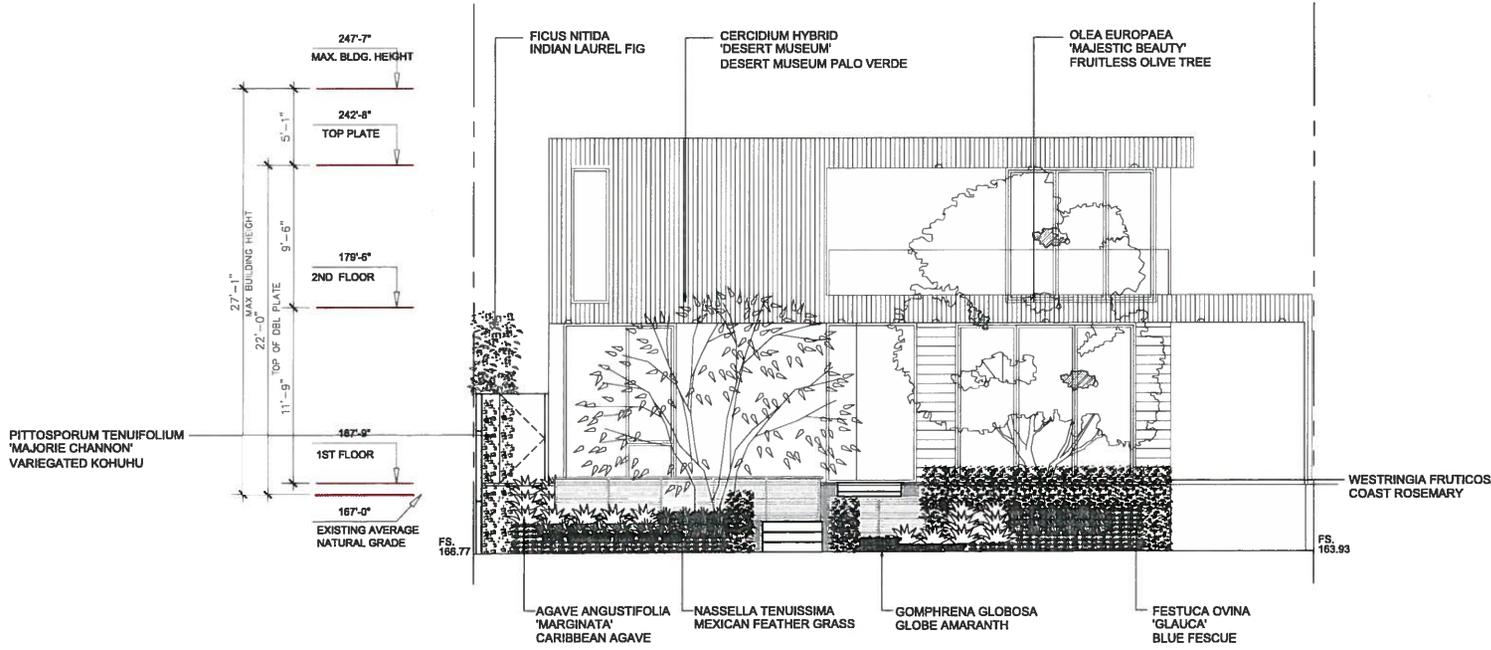
DRAWN P.P.

START DATE: JAN 2016

JOB NUMBER 21809

SHEET

LE-1



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG
 BEFORE ANY EXCAVATION OF THE GROUND OR USE OF POWER
 CALL OR VISIT www.undergroundutility.com
 OR VISIT www.undergroundutility.com
 NUMBER CALL UNDERGROUND AND REPORTS ALERT
 TOLL FREE 1-800-422-4133
 BEFORE YOU DIG





Design Review Commission Report

516 Alpine Drive

March 3, 2016

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

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 309 SOUTH WETHERLY DRIVE (PL1602209).

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

Section 1. Pouya Payan, agent, on behalf of Shahram Balakhani, 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 309 South Wetherly 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, 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 3, 2016, 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: March 3, 2016

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission