



# Design Review Commission Report

**Meeting Date:** Thursday, May 5, 2016  
*(continued from Thursday, April 7, 2016)*

**Subject:** **311 Alpine Drive (PL1603978)**  
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:** Ben Borukhim – BBA Studios Inc.

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

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## 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 Mediterranean with an Italianate influence; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

## URBAN DESIGN ANALYSIS

The project was previously reviewed by the Design Review Commission at its meeting on April 7, 2016 (Attachment A). At the April 7, 2016 meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to the May 5, 2016 meeting. The Commission's comments related primarily to the reduction in scale of the entry feature, refinement of the windows above the entry, and to increase the size of one of the trees in the front yard to a minimum 48 inch box.

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

- Reduced the width of the entry element;
- Refined the windows above the entry to three windows (Applicant has provided two options for the windows);
- Refined the wrought iron around the Juliet balconies;
- Replaced one of the 36 inch box deciduous trees in the front yard with a 48 inch box fruitless olive tree.

### Attachment(s):

- A. April 7, 2016 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](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

311 Alpine Drive

May 5, 2016

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

The proposed design generally follows a Mediterranean style with Italianate influences that, with various modifications recommended by staff, will serve as a positive enhancement to the streetscape. Such modifications include:

- Pursue Option A which incorporates a revised design for the reduced scale entry feature along with the arched windows above the entry door on the second floor of the façade.
- Continue to study the glazing treatment for the three arched windows located above the entry. The plans call for opaque glass in the center window with spandrel glass in the two flanking windows. The Applicant should consider a specialty custom glazing treatment (such as leaded glass, etc.) as a more appropriate treatment for the windows. A sample of the glazing material shall be provided for final review and approval by staff.
- Consider further simplifying the ironwork proposed for the entry door and second floor balconies as a more refined pattern would be more appropriate to the architectural style proposed.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

### **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.

Prior to the filing of the original Design Review application for the project, 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 (Koerner & Gage). 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.



## **Design Review Commission Report**

311 Alpine Drive

May 5, 2016

### **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 Thursday, May 5, 2016. To date staff has not received comments in regards to the submitted project.



## **Design Review Commission Report**

311 Alpine Drive

May 5, 2016

### **Attachment A**

April 7, 2016 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

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**Meeting Date:** Thursday, April 7, 2016

**Subject:** **311 Alpine Drive (PL1603978)**  
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### URBAN DESIGN ANALYSIS

The proposed design generally follows a Mediterranean style with Italianate influences that, with various modifications recommended by staff, will serve as a positive enhancement to the streetscape. Such modifications include:

- Study reducing the scale of the entry component as it is currently over scaled and competes with the adjacent balconies on the second floor. A reduction in the scale of this component would eliminate tension across the façade.
- Revising the solid-to-void ratio on the front façade, to allow for a greater percentage of wall surface, should be considered, especially for the two centrally located arched units on the upper floor. In addition, providing final specifications on the frosted/obscured treatment for these arched units located directly above the entry component; a specialty treatment should be considered, as opposed to an applied film.
- Consider simplifying the ironwork on the entry door and second floor balconies. The current pattern appears overly ornate and a more refined pattern is better suited for the Mediterranean/Italianate style.
- Study the roofline in conjunction with the mechanical bay to ensure it responds appropriately to the classical design. Currently, the proposed roofline contains an

#### 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

341 South Canon Drive

April 7, 2016

additional pitch that is not consistent with a classical style and further simplification is suggested.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

### **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.

Prior to the filing of the original Design Review application for the project, 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 (Koerner & Gage). 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.

### **PUBLIC OUTREACH AND NOTIFICATION**

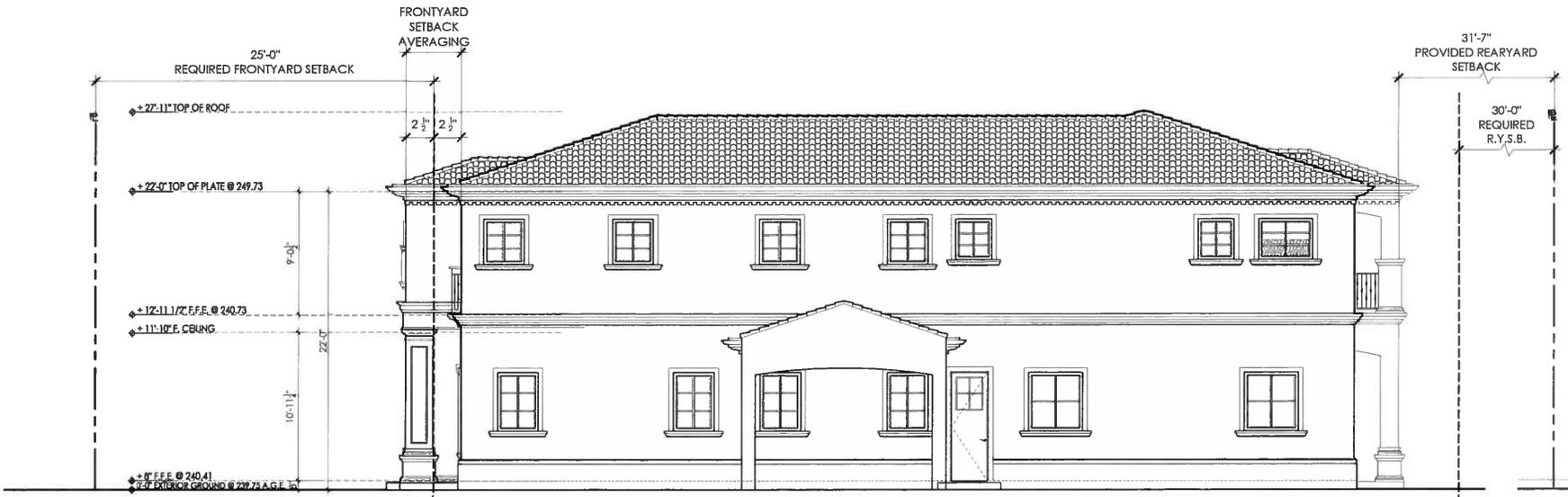
The project requires public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, March 25, 2016; the site was posted on Friday, March 25, 2016. To date staff has not received comments in regards to the submitted project.



1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

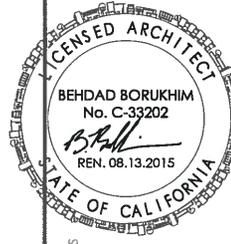
ELEVATION KEYNOTES:

1	STUCCO BY LA HABRA	SMOOTH	LA HABRA COLOR: SAN SIMEON
2	ROOF TILE	SMOOTH	1 PIECE MISSION TILE PALERMO BLEND - BY BORAL
3	PRE-CAST MOLDINGS BY PARAMOUNT PRECAST	SMOOTH	TO MATCH LA HABRA COLOR ALAMO
4	GUTTER	PRE-FORMED METAL	PAINTED TO MATCH DUNN EDWARDS #DEC756
5	BALCONY/RAILINGS	WROUGHT IRON	PAINTED TO MATCH DUNN EDWARDS #DEC756
6	WIN. + DRS. FRAME	ALUM. CLADDING	POWDER COATED TO MATCH DUNN EDWARDS #DEC756
7	OUTDOOR PAVER	STAMPED CONCRETE	TO MATCH DAVIS COLOR BUFF 5237
8	9' ENTRY DOOR	SOLID WOOD W/ GLASS/DECORATIVE METAL	STAINED TO MATCH DUNN EDWARDS #DEC756
9	SCONCE LIGHT	SOLID BRASS	SENATOR MODEL 2504BK BY HINKLEY
10	KEYSTONE	SMOOTH	TO MATCH LA HABRA COLOR ALAMO



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE  
3111 N. ALPINE DR



SCALE: 1/8" = 1'-0"  
PROPOSED ELEVATIONS

SHEET A3.1  
bB A STUDIOS, INC  
6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel: 310.596.0300  
web: www.bbastudios.com  
email: info@bbastudios.com

Z:\16-116-02-311 N Alpine CAD\Sheet\11 X 17 DWG\A3.1 EXTERIOR ELEVATIONS.dwg, 1/24/2016 6:03:10 PM

Z:\16.118.02.311 N Alpine\CAD\Sheets\11 X 17 DRC\A8.6 STREETScape PHOTO MONTAGE.dwg, 3/18/2016 10:48:51 PM



1 VIEW-2 (WITH TREES)  
SCALE: 1/8" = 1'-0"

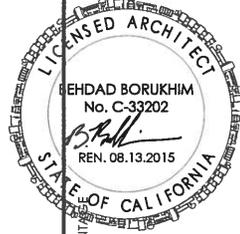


2 VIEW-2 (WITHOUT TREES)  
SCALE: 1/8" = 1'-0"

SHEET A8.6

**bB** A STUDIOS, INC  
6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bBastudios.com  
info@bBastudios.com  
cmr24

SCALE: N.T.S.  
• STREETScape PHOTO MONTAGE



PRIVATE RESIDENCE  
3111 N. ALPINE DR



## Design Review Commission Report

311 Alpine Drive

May 5, 2016

### Attachment B

Applicant's Written Response  
to Commission's Comments

April 18<sup>th</sup>, 2016

## Design Review Comments / Responses

RE: 311 N Alpine Drive

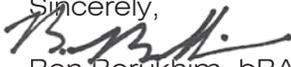
Dear Staff and Commissioners.

Thank you for your comments and suggestions. We have attempted to address your comments and suggestions as described below and look forward to a productive discussion of this project at the May Design Review Commission meeting.

- |                            |   |
|----------------------------|---|
| <b>Commission Comment:</b> | The entry element is too wide.  |
| Applicant response:        | The entry element has been restudied and we have provided two options, both of which are narrower than the previous submitted design  |
| <b>Commission Comment:</b> | The small window above the entry needs refinement.  |
| Applicant response:        | The two small windows above the entry have been redesigned as three windows. We have provided one scheme where the windows are slightly smaller and a second scheme where the windows stretch down to meet the stonework around the entry, thus eliminating the need for precast under said window.   |
| <b>Commission Comment:</b> | Consider reducing the size of the precast around the window above the entry.  |
| Applicant response:        | We have reduced the size of this precast and even eliminated it on the second option we have submitted.   |
| <b>Commission Comment:</b> | The wrought iron is too ornate and needs refinement.  |
|                            | The wrought iron around the Juliet balconies have been refined by removing the ornate center design where all the rails are now vertical pieces. The front door however, as discussed during the meeting, has stayed the same since the front door will be in shade and not as pronounced as in the line drawing of the front elevation. Please see renderings. |
| <b>Commission Comment:</b> | One of the 36" deciduous trees in the front shall be 48"  |
| Applicant response:        | We have replaced the northern fruitless olive tree in the front of the house to a 48" box tree  |

We hope staff and commissioners find the revised project to your liking and an asset to the neighborhood. Thank you all for your time and consideration of this home.

Sincerely,



Ben Borukhim, bBA Studios



**Design Review Commission Report**

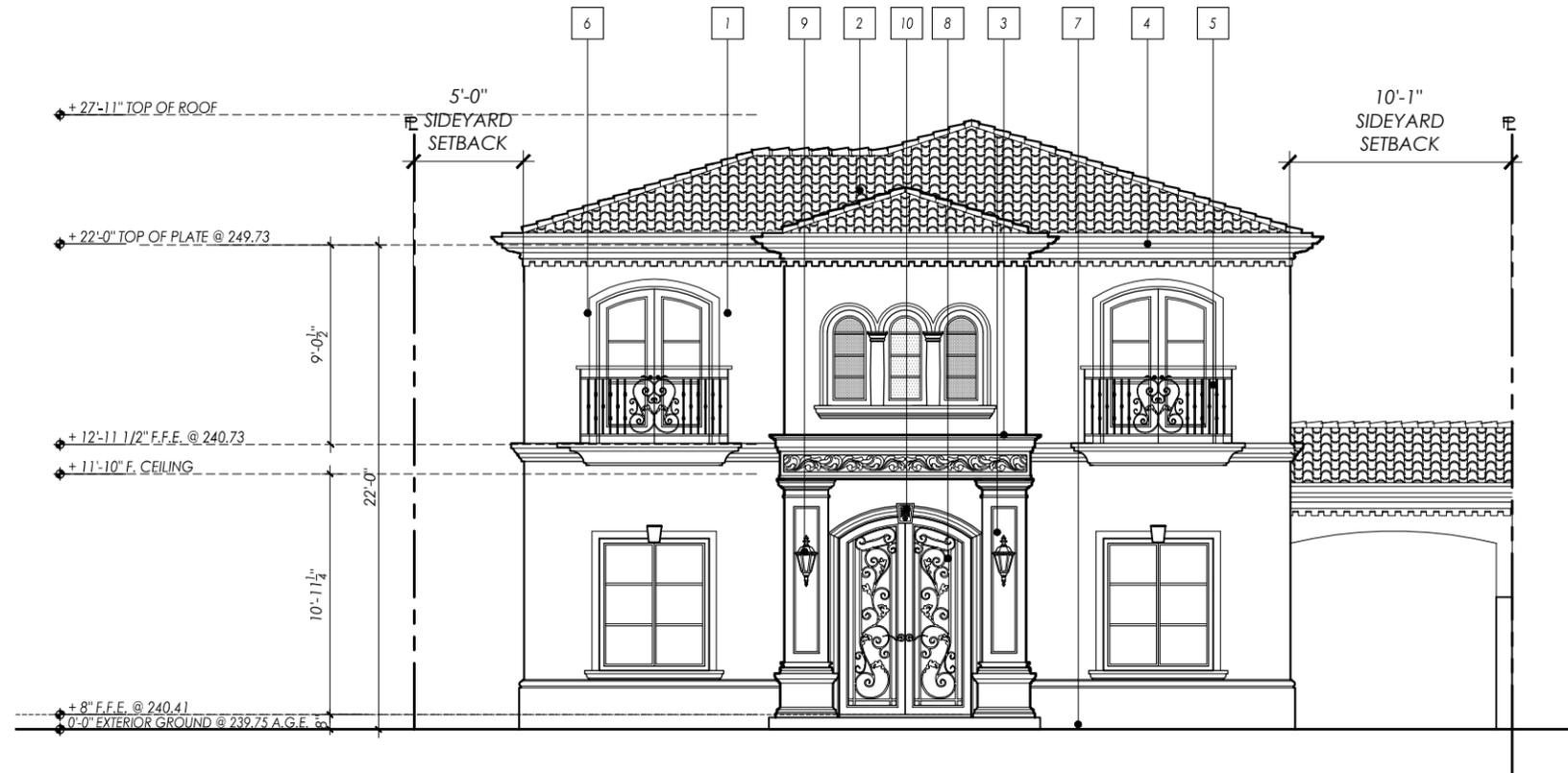
311 Alpine Drive

May 5, 2016

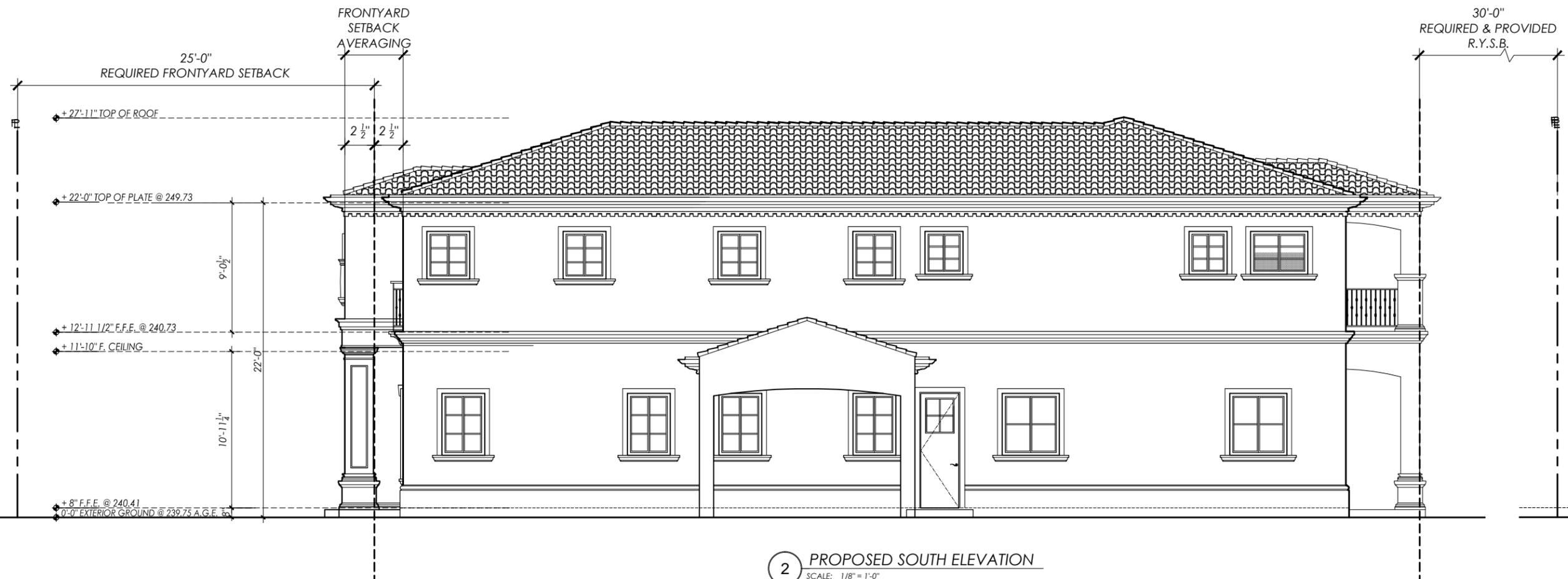
**Attachment C**  
Project Design Plans

**ELEVATION KEYNOTES:**

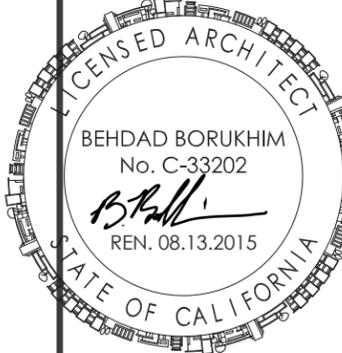
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**1** PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**2** PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

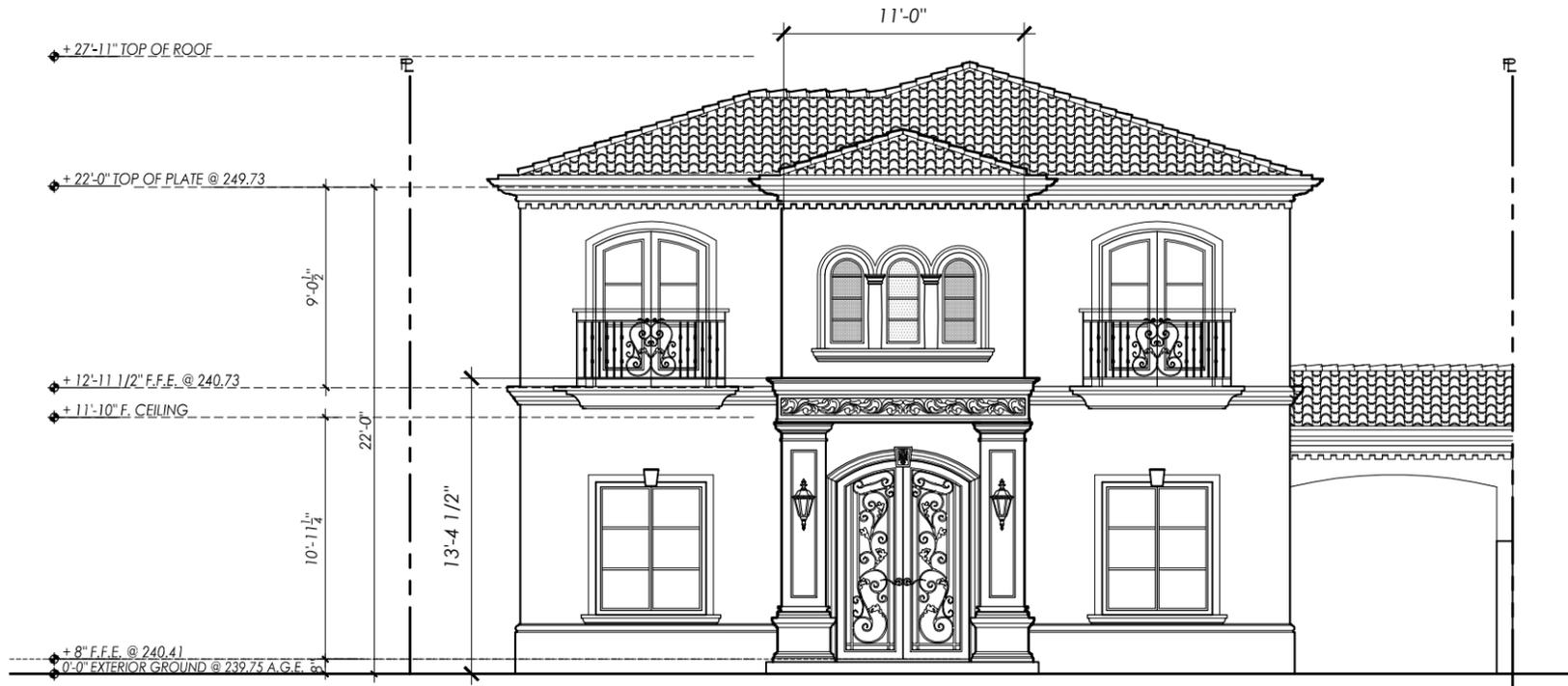


**PRIVATE RESIDENCE**  
**3171 N. ALPINE DR**

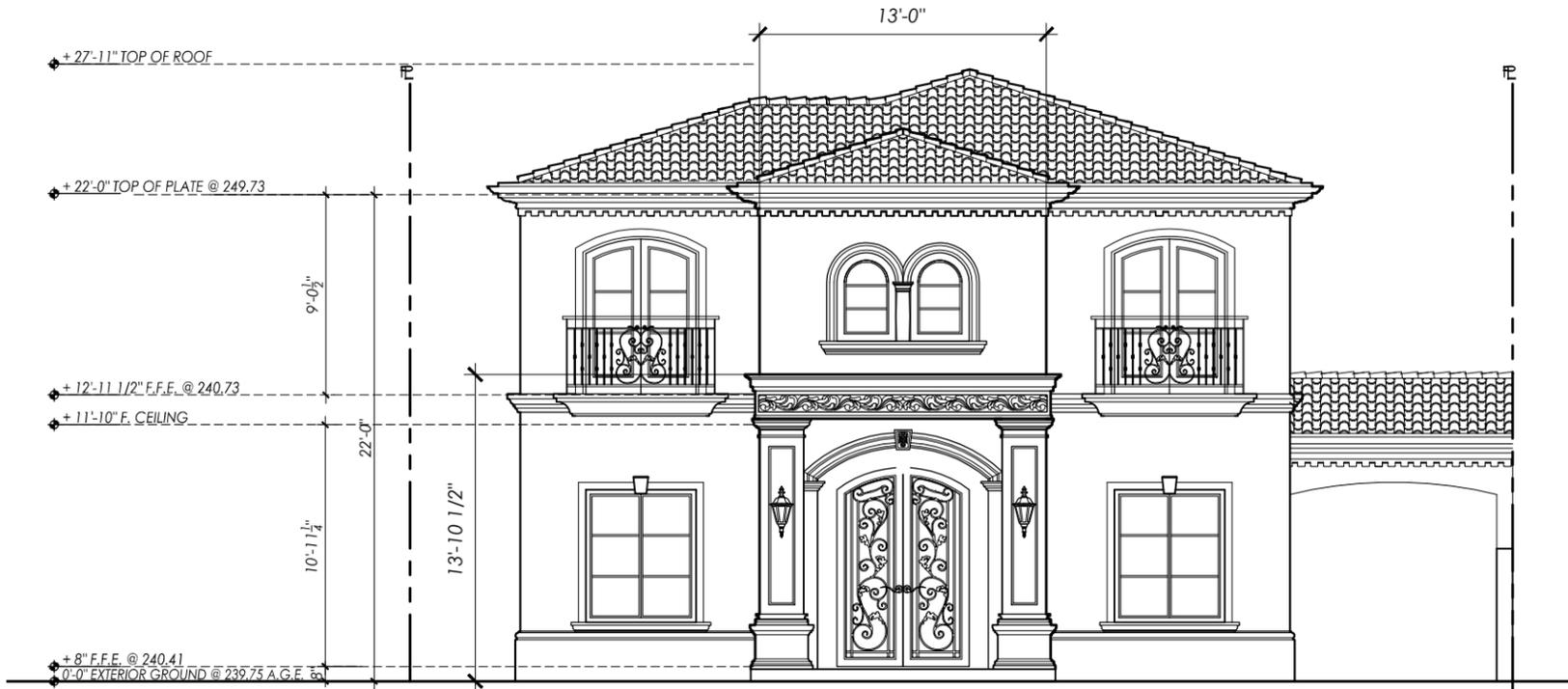
PROPOSED ELEVATIONS

SHEET A3.1

**bBA** STUDIOS, INC  
6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bbastudios.com  
email info@bbastudios.com



1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

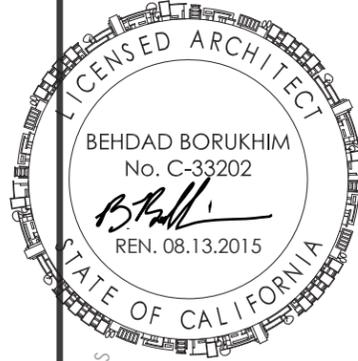


2 PREVIOUSLY PRESENTED PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SHEET A3.1

**bBA** STUDIOS, INC

6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bba studios.com  
email info@bba studios.com



• PROPOSED ELEVATIONS

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

PRIVATE RESIDENCE  
3171 N. ALPINE DR



**A** PROPOSED WEST ELEVATION (OPTION-A)  
SCALE: 1/8" = 1'-0"



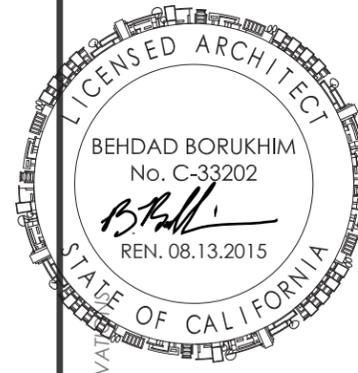
**B** PROPOSED WEST ELEVATION (OPTION-B)  
SCALE: 1/8" = 1'-0"

SHEET A3.1b

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

**bBA** STUDIOS, INC  
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LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bba studios.com  
email info@bba studios.com

PRIVATE RESIDENCE  
3171 N. ALPINE DR



• PROPOSED FRONT ELEVATION

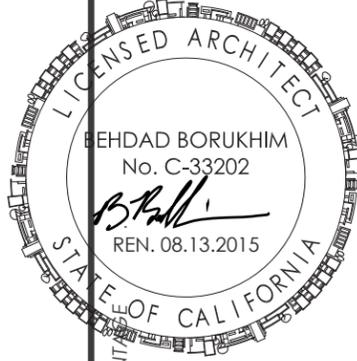


1 VIEW-2 (WITH TREES)  
SCALE: 1/8" = 1'-0"



2 VIEW-2 (WITHOUT TREES)  
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE  
311 N. ALPINE DR



SCALE: N.T.S.  
• STREETScape PHOTO MONTAGE

SHEET A8.6

**bBA** STUDIOS, INC  
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**Design Review Commission Report**

311 Alpine Drive  
May 5, 2016

**Attachment D**

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 311 ALPINE DRIVE.

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

Section 1. Ben Borukhim, bBA Studios Inc., agent, on behalf of Michael Eghbali, 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 311 Alpine 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.

Prior to the filing of the original Design Review application for the project, 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 (Koerner & Gage). 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.

Section 4. The Design Review Commission conducted duly noticed public hearings on **April 7, 2016, and May 5, 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: **May 5, 2016**

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Mark Odell, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission