



Design Review Commission Report

Meeting Date: Thursday, October 6, 2016
(Continued from August 4, 2016)

Subject: **310 North Palm Drive (PL1610663)**
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: SIA Architectural 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 Georgian/Federal; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The residence has been modified from the earlier iteration presented, based on comments from the Staff and Commissioners, and has improved from this input. The design team should continue to re-study the placement of the horizontal decorative banding or lowering of this element on the façade to help reduce the verticality of the building, and thereby minimize the perceived height.

The project was previously reviewed by the Design Review Commission at its meeting on August 4, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (September 1, 2016; the project was subsequently continued to the current meeting [October 6, 2016] as revised plans had not been submitted for the September meeting). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to the September 1, 2016 meeting. The Commission's comments related primarily to the overall refinement of the design and the architectural proportions. In addition, the Commission requested that the solid-to-void ratio on the front façade be restudied at that the roofline of the porte cochere be revised to complement the residence. Finally, revisions to the landscape design and plantings were requested.

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

- Attachment(s):
- A. August 4, 2016 DRC Staff Report and Previously Proposed Plans
 - B. Applicant's Written Response to Comments
 - C. Project Design Plans
 - D. DRAFT Approval Resolution

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

310 North Palm Drive

October 6, 2016

- Fenestration on the façade has been reduced to be more in keeping with the proposed traditional architectural style.
- Roof line of the porte cochere was redesigned from a gable roof to a hip roof.
- Building color was revised to a two-tone color palette with a warmer white coloration to blend in to the surrounding neighborhood.

An applicant-prepared *Response to the Commissioner's Comments* is included in Attachment B of this report. Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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.

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notices at the site have been updated to reflect the continued hearing date of Thursday, October 6, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

310 North Palm Drive

October 6, 2016

Attachment A

August 4, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, August 4, 2016

Subject: **310 North Palm Drive (PL1610663)**
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: SIA Architectural 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 Georgian/Federal; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The close review of the proposed traditionally-styled single-family residence in conjunction with the architectural studies recommended by staff, will serve as a positive enhancement to the streetscape. The design resolutions are being requested as follows:

- Review the overall design for the (clipped) hipped or Gambrel roof design and the design for the gabled roof for the porte cochere. The roofline for the main building and the porte cochere should follow the precepts of the architectural style proposed and not create design anomalies or inconsistencies.
- Study the proposed roofing material and provide samples of the specified artificial slate product indicated. Further consideration should be given for the inclusion of a roofing tile that is not imitative of a natural material, as indicated on the plans, and that responds appropriately to the architectural style.
- Re-study the solid-to-void ratio on the front façade and consider reducing the height of the glazing units on the ground floor to appropriately complement the traditional architectural styling proposed. A reduction in the height of the glazing units in conjunction with a re-study of the placement of the horizontal decorative banding on the façade could also help to reduce the verticality of the building, and thereby reduce the perceived height.

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

310 North Palm Drive

August 4, 2016

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

ENVIRONMENTAL ASSESSMENT

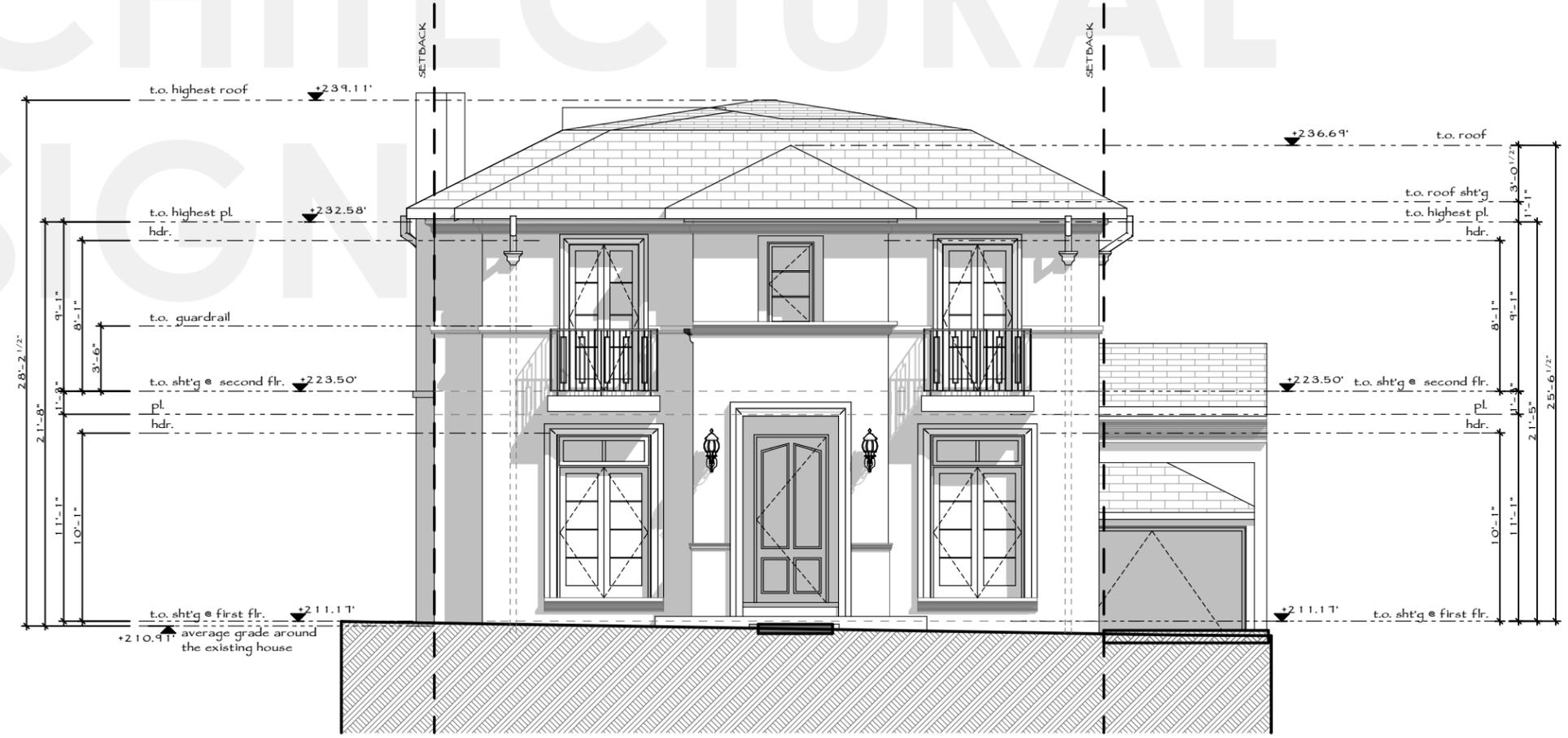
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PUBLIC OUTREACH AND NOTIFICATION

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

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SIA ARCHITECTURAL DESIGN



FRONT / WEST ELEVATION

1/8" = 1'-0"

Permit Date

Project

Palm Drive

**310 N. Palm Drive
Beverly Hills, CA 90212**

Owner

Jack and Adele
Mussry

310 N. Palm Drive, Beverly
Hills, CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

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**EAST / FRONT
ELEVATION**

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.1

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SIA ARCHITECTURAL DESIGN



COLOR FRONT/WEST ELEVATION

1/8" = 1'-0"

Permit Date

Project

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**COLOR FRONT/EAST
ELAVATION**

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.5

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SIA
ARCHITECT
DESIGN

EXISTING STREET VIEW



PROPOSED STREET VIEW



Permit Date

Project

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STREET VIEW PHOTO MONTAGE

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

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Permit Date

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COLOR RENDERINGS

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239



Design Review Commission Report

310 North Palm Drive

October 6, 2016

Attachment B

Applicant's Written Response to Commission's Comments

S I A

ARCHITECTURAL
DESIGN

September 15th, 2016

Georgana Millican
Associate Planner
Community Development Department
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210

Project Located at 310 N Palm Drive,

Design Review Comments

The following our comments and responses to the design review committee comments

1. The front elevation fenestration has been reduced to make the architectural more true to the correct Feral /Georgian architectural Style.
2. The roof over the porte cochere has been redesign from a gable roof to a hip roof, more in line with the roof line of the existing buildings
3. The building color has been changed to a two tone building color and warmer white color to fit the surrounding better. The color was a pure bright white and now it is changed to creamer white color.

See attached images

Sincerely
Siavash Jazayeri
Architect, C-22240.

20230 WELLS DRIVE, WOODLAND HILLS, CA 91364

TEL (818) 704-0667 Fax (818) 704 0760





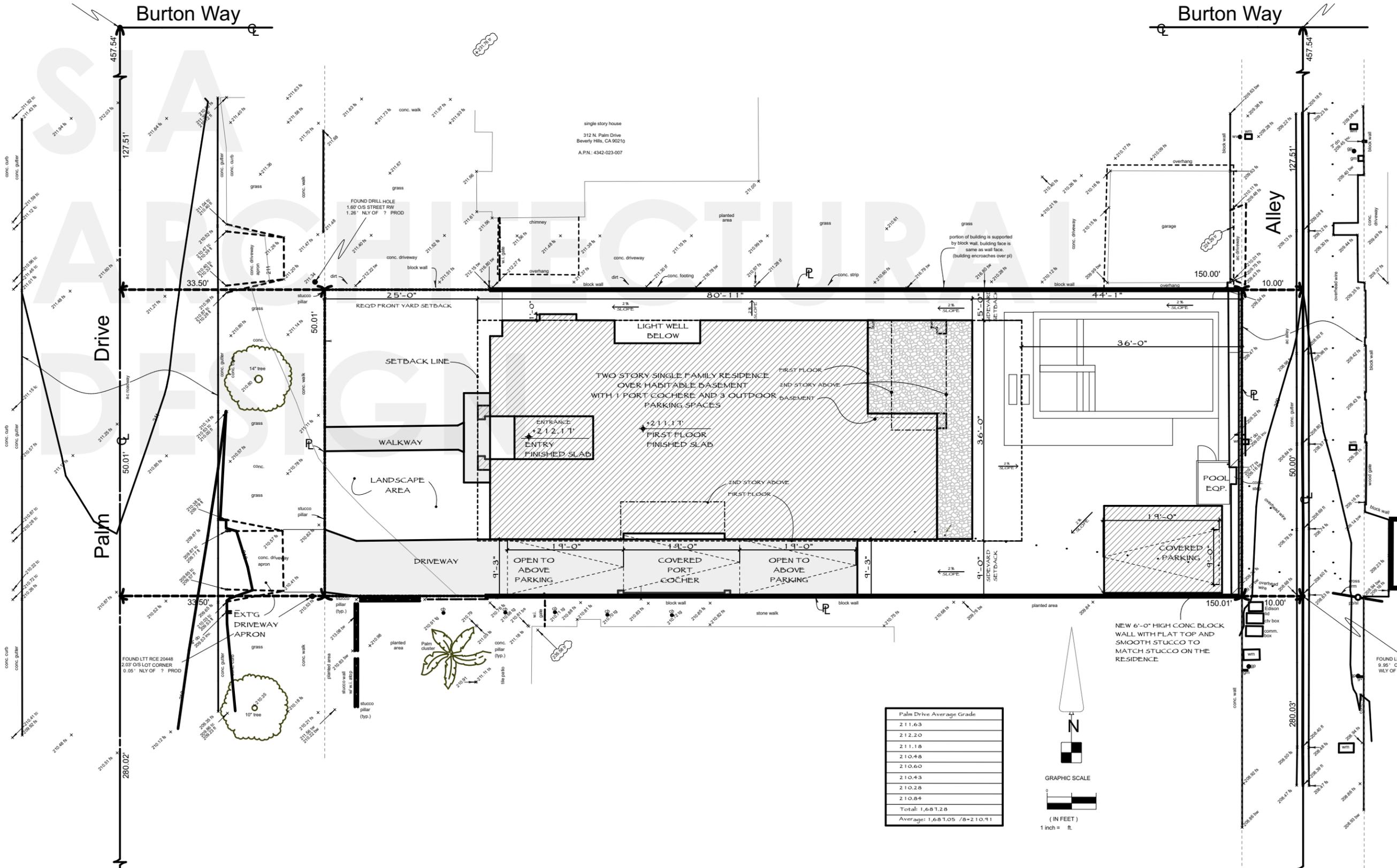
Design Review Commission Report

310 North Palm Drive

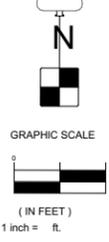
October 6, 2016

Attachment C
Project Design Plans

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Palm Drive Average Grade	
211.63	
212.20	
211.18	
210.48	
210.60	
210.43	
210.28	
210.84	
Total: 1,681.28	
Average: 1,681.05 / 8 = 210.14	



TOTAL BUILDING FLOOR AREA: 4,483.82 Sq. Ft.
 MAX. ALLOWABLE FLOOR AREA PER BHMC SECTION 10-3-100:
 1,500 Sq. Ft. + 40% OF LOT AREA
 1,500 Sq. Ft. + 40% (1,501) =
 1,500 Sq. Ft. + 3,000.40 = 4,500.40 Sq. Ft.

FRONT SETBACK : 25.00 FEET
 SOUTH SIDE SETBACK : 5.00 FEET
 NORTH SIDE SETBACK : 9.00 FEET
 REAR SETBACK : LOT DEPTH X 30% - 9.00' = 150.00' X 30% - 9.00' = 36.00'

Permit Date

Project

Palm Drive

310 N. Palm Drive
 Beverly Hills, CA 90212

Owner

Jack and Adele
 Mussyry

310 N. Palm Drive, Beverly
 Hills, CA 90212



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SITE PLAN

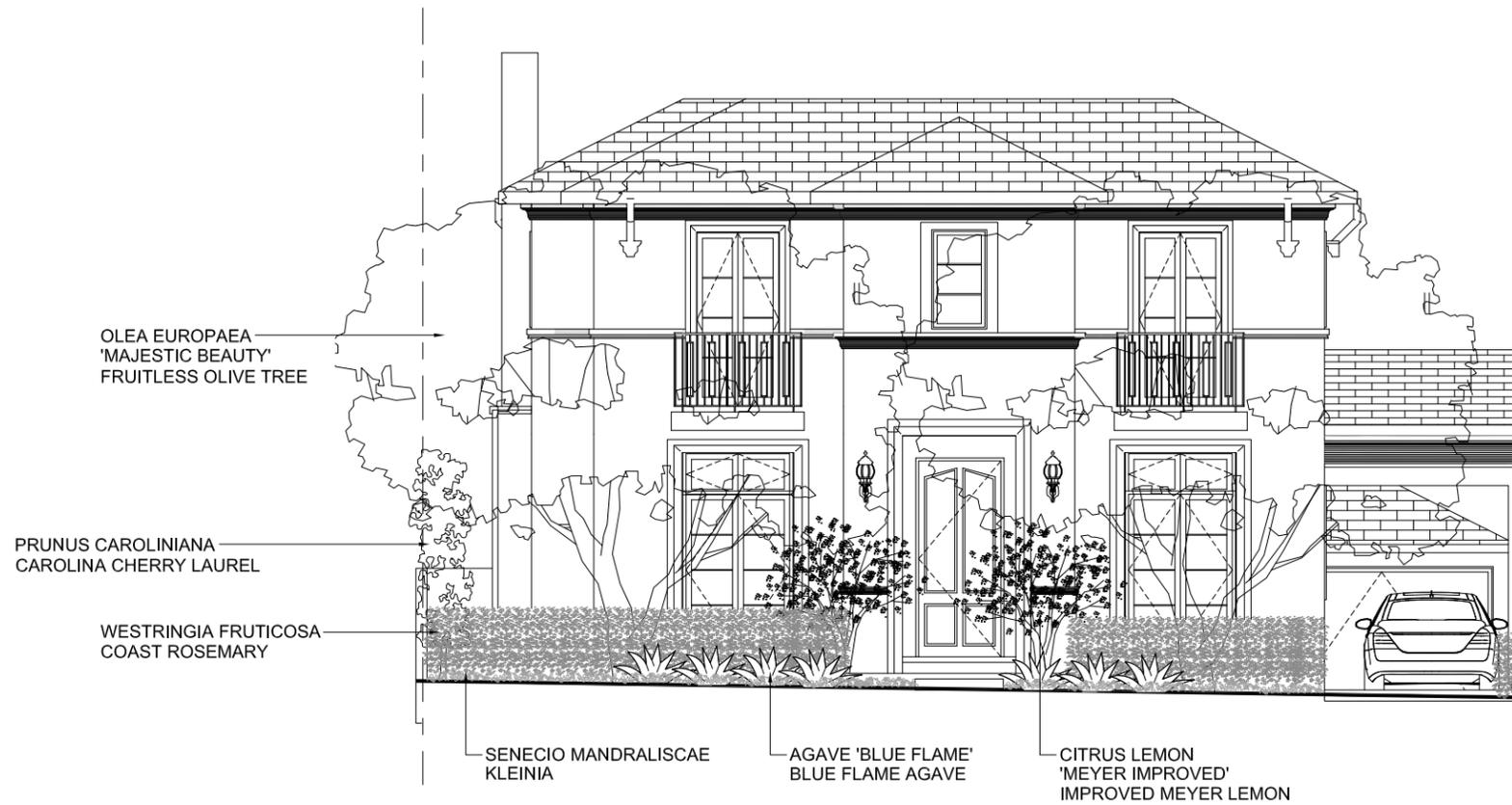
9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-0.0



1 FRONTYARD LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	
△	07-14-2016
△	
△	
△	

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Home)
BREA, CA. 92821 F. 562-905-0880
info@sqla.com T. 213-383-1788 (Studio)
www.sqla.com

310 N. PALM DRIVE
BEVERLY HILLS, CA. 90210

drawing title
FRONT YARD
LANDSCAPE ELEVATION
@ PLANTING

designed	project number
drawn	21646
checked	scale
reviewed	AS SHOWN
date	drawing number
09-14-2016	LE-1

SQLA INC
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BREA, CA. 92821 F. 562-905-0880
info@sqla.com T. 213-383-1788 (Studio)
www.sqla.com



Underground Service Alert

Call: TOLL FREE
1-800
422-4133

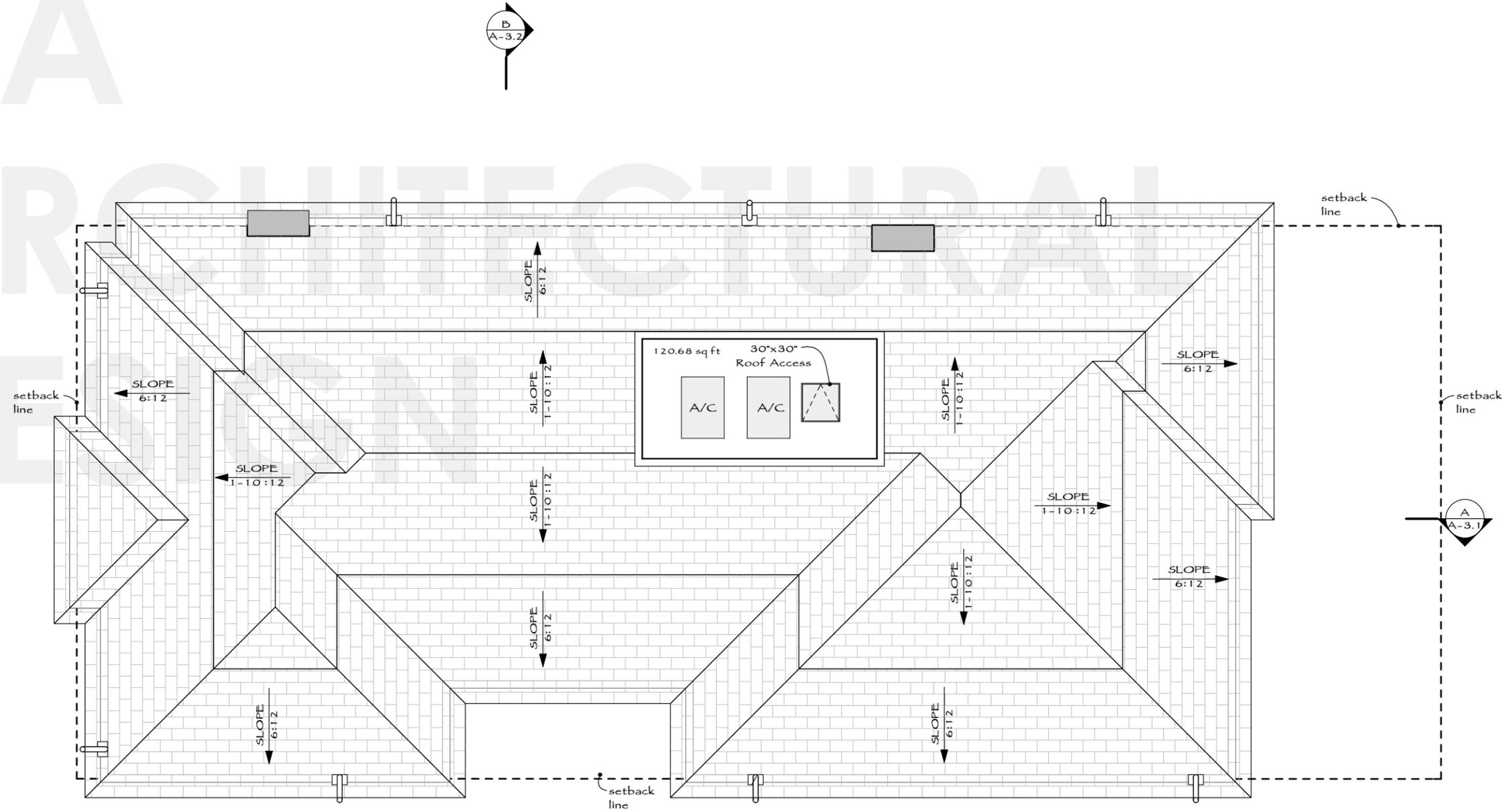
TWO WORKING DAYS BEFORE YOU DIG
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A
DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A
PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID.
NUMBER CALL UNDERGROUND SERVICE ALERT.
TOLL FREE: 1-800-422-4133 (CALL (2) WORKING DAYS
BEFORE YOU DIG)

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SIA

ARCHITECTURAL

DESIGN



Permit Date

Project

Palm Drive

**310 N. Palm Drive
Beverly Hills, CA 90212**

Owner

Jack and Adele
Mussry

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SIA
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ROOF PLAN

9/14/2016

scale:

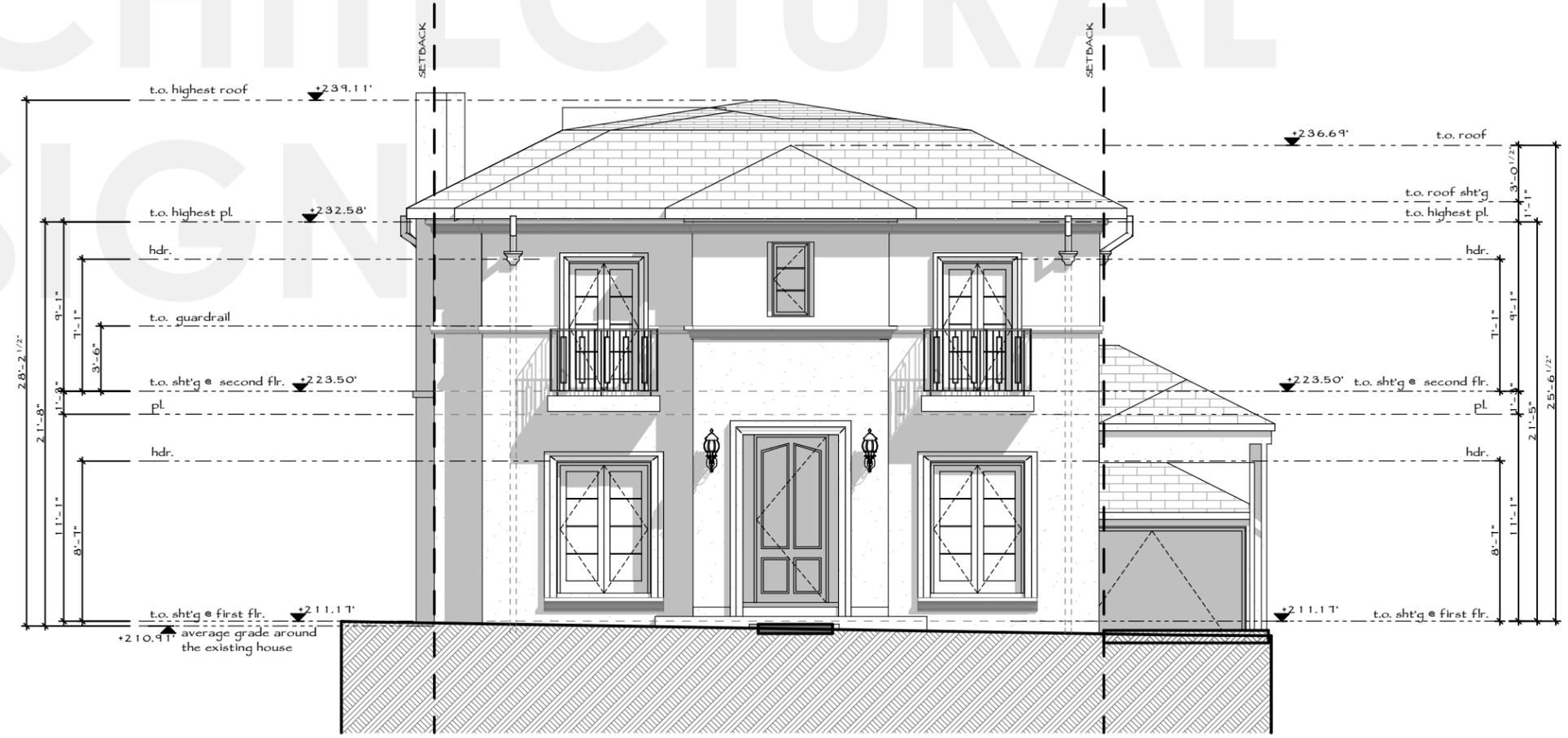
prepared by: M.D.

job #: 2016-239

A-1.6

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SIA ARCHITECTURAL DESIGN



FRONT / WEST ELEVATION

1/8" = 1'-0"

Permit Date

Project

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Beverly Hills, CA 90212**

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**EAST / FRONT
ELEVATION**

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.1

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SIA ARCHITECTURAL DESIGN



REAR / EAST ELEVATION

1/8" = 1'-0"

Permit Date

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**WEST / REAR
ELEVATION**

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.2

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SIA ARCHITECTURAL DESIGN



NORTH ELEVATION

1/8" = 1'-0"

Permit Date

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Beverly Hills, CA 90212

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Mussry

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NORTH ELEVATION

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.3

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SIA ARCHITECTURAL



SOUTH ELEVATION

1/8" = 1'-0"

Permit Date

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Beverly Hills, CA 90212**

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SOUTH ELEVATION

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.4

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SIA
ARCHITECTURAL
DESIGN



COLOR FRONT/WEST ELEVATION

1/8" = 1'-0"

Permit Date

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COLOR FRONT/EAST
ELAVATION

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.5

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SIA
ARCHITECT
DESIGN

EXISTING STREET VIEW



PROPOSED STREET VIEW



Permit Date

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STREET VIEW PHOTO MONTAGE

9/14/2016

scale:

prepared by: M.D.

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COLOR RENDERINGS

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-5.3

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SMALLER WINDOW AT TOP OF ENTRY

SMALLER FRENCH DOORS AT SECOND FLOOR

SHORTER OPENING AT ENTRY

SMALLER FRENCH DOORS WITH NO TRANSOM AT FIRST FLOOR

DARKER STUCCO COLOR AT THE LOWER PART OF THE BUILDING

REMOVED BASE AROUND THE ENTRY



NEW DESIGN



OLD DESIGN

Permit Date

Project

Palm Drive

**310 N. Palm Drive
Beverly Hills, CA 90212**

Owner

Jack and Adele
Mussry

310 N. Palm Drive, Beverly
Hills, CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

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**OLD AND NEW
DESIGN
COMPARISON**

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCH
DESIGN

HIP ROOF OVER PORTE COCHERE



NEW DESIGN

GABLE ROOF OVER PORTE COCHERE



OLD DESIGN

Permit Date

Project

Palm Drive

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**OLD AND NEW
DESIGN
COMPARISON**

9/14/2016

scale:

prepared by: M.D.

job #: 2016-239

A-5.5



Design Review Commission Report

310 North Palm Drive

October 6, 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 310 NORTH PALM DRIVE.

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

Section 1. SIA Architectural Design Inc., agent, on behalf of Mussry Family Trust, 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 310 North Palm 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 **August 4, 2016, and October 6, 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: **October 6, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission