



## Design Review Commission Report

**Meeting Date:** Thursday, November 3, 2016

**Subject:** **261 South Rodeo Drive (PL1627733)**

A request for a One-Year Time Extension to exercise the rights granted under 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 Design Review Commission previously adopted a Categorical Exemption for the project on November 7, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

**Project Applicant:** Abramson Teiger Architects

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

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### REPORT SUMMARY

The applicant is requesting approval of a one-year time extension for a Design Review Permit for a new two-story single-family residence located at 261 South Rodeo Drive. The project was previously approved by the Design Review Commission on November 7, 2013. The approval resolution (DR 18-13) has been included as Attachment A of this report.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-207, development entitlements are valid for an initial period of three (3) years and the reviewing authority may grant up to two (2) one-year extensions if an application is made at least thirty (30) days prior to the expiration of the time limit. Such an extension may be granted after a duly noticed public hearing held pursuant to the same procedures applicable to the approval of the original application and the City's public notice guidelines, if the reviewing authority determines that the conditions and regulations affecting development in the city have not changed in a manner that would warrant reconsideration of the findings and decision made at the time of the original approval and the extension of the approval will not unreasonably delay efforts to advance the objectives of the zone.

The current Design Review Permit is set to expire on November 7, 2016 as no prior extensions have been granted. The applicant submitted a one-year time extension request on October 7, 2016.

### URBAN DESIGN ANALYSIS

The project design has not been substantially modified since its original approval and continues to exhibit a generally high level of architectural refinement. Additionally, Staff does not believe that the conditions and regulations affecting development in the city have changed in a manner that would warrant additional reconsideration of the findings and the decision made at the time

Attachment(s):

- A. Design Review Resolution No. DR 18-13
- B. Approved Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:  
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(310) 285-1121  
[gmillican@beverlyhills.org](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

261 South Rodeo Drive

November 3, 2016

of the original approval in November 2013. Furthermore, it is not anticipated that the extension of the approval would unreasonably impact efforts to advance the objectives of the zone in which the project is located.

### **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.

The Design Review Commission previously adopted a Categorical Exemption for the project on November 7, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

### **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 21, 2016; the site was posted on Wednesday, October 19, 2016. Staff has received a comment from a neighbor expressing concern that the project has sufficient parking as currently the driveway apron gets used for parking. In addition, the neighbor was concerned about construction impacts.



**Design Review Commission Report**

261 South Rodeo Drive

November 3, 2016

**Attachment A**

Design Review

Resolution No. DR 18-13

RESOLUTION NO. DR 18-13

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND SECOND-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 261 SOUTH RODEO DRIVE (PL1329096).

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

Section 1. Douglas Tieger, architect, on behalf of Paul Krok, property owner, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a façade remodel and second-story addition to an existing one-story single-family residence for the property located at 261 South Rodeo 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 has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review 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. 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 November 7, 2013 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 special conditions have been imposed for this project.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **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.
3. **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.
4. **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.

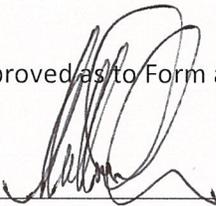
5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **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.
7. **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.
8. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.
9. **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.

10. **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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:



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William Crouch, Commission Secretary  
Community Development Department

Adopted: November 7, 2013



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John Wyka, Acting Chair  
Design Review Commission



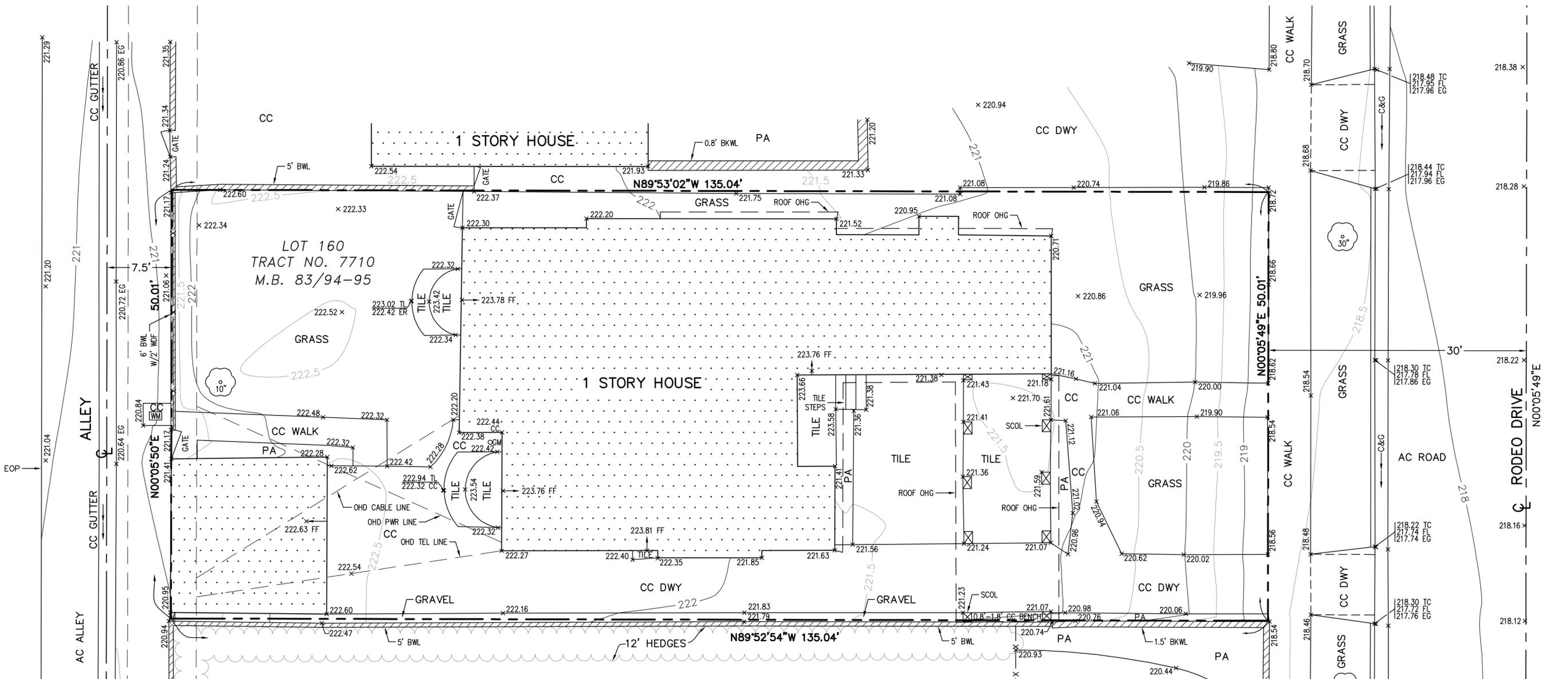
## **Design Review Commission Report**

261 South Rodeo Drive

November 3, 2016

### **Attachment B**

Approved Project Design Plans



**NOTES**

- ASSESSOR'S PARCEL NUMBER: 4328-028-016.
- LAND AREA: 6,753 SQ. FT. 0.155 ACRE
- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: CALIFORNIA TITLE COMPANY ORDER NO. 410-1517712-64 DATED JULY 30, 2013.

**BRIEF LEGAL DESCRIPTION**

LOT 160 OF TRACT NO. 7710 M.B. 83/94-95.

**EASEMENT NOTE**

THERE ARE NO EASEMENTS PER THE ABOVE REFERENCED PRELIMINARY REPORT.

**BASIS OF BEARINGS**

THE CENTERLINE OF RODEO DRIVE, BEING N 00°05'49" E PER TRACT NO. 7710 M.B. 83/94-95.

**BENCH MARK**

CITY OF BEVERLY HILLS BENCH MARK NO. 162 ELEV=217.8 ELEV YEAR: 2012

LOCATION: GREGORY @ RODEO (NE CORNER) BRASS PLUG IN RODEO CURB (STAMPED 162N) CENTER 11.0 CATCH BASIN, 37.0 N/O GREGORY.

*Ofer Shapira*  
 OFER SHAPIRA  
 L.S. 7123  
 EXPIRES: 12/31/2013

9-13-13  
 DATE

**LEGEND**

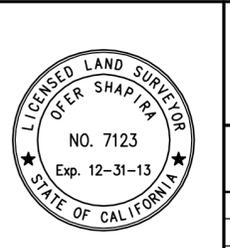
- CENTER LINE
- PROPERTY LINE
- CURB UNLESS OTHERWISE NOTED
- WALL
- X-X- FENCE
- PP POWER POLE
- SURFACE DRAIN
- TREE WITH TRUNK DIAMETER

SCALE: 1" = 8'



**ABBREVIATIONS**

- AC ASPHALT CONCRETE
- BKWL BRICK WALL
- BSW BACK OF SIDEWALK
- BWL BLOCK WALL
- C&G CURB & GUTTER
- CC CONCRETE
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- EDP EDGE OF PAVEMENT
- ER EARTH
- FF FINISH FLOOR
- FL FLOW LINE
- INF IRON FENCE
- M.B. MAP BOOK
- DHD OVERHEAD
- DHG OVERHANG
- PA PLANTING AREA
- PP POWER POLE
- PWR POWER
- SCDL STUCCO COLUMN
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TEL TELEPHONE
- TW TOP OF WALL
- WDF WOOD FENCE
- WM WATER METER



**Surveying & Drafting Services, Inc.**  
 434 North Vista Street, Los Angeles, CA., 90036  
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**TOPOGRAPHIC SURVEY OF 261 SOUTH RODEO DRIVE  
 BEVERLY HILLS, CALIFORNIA 90210**

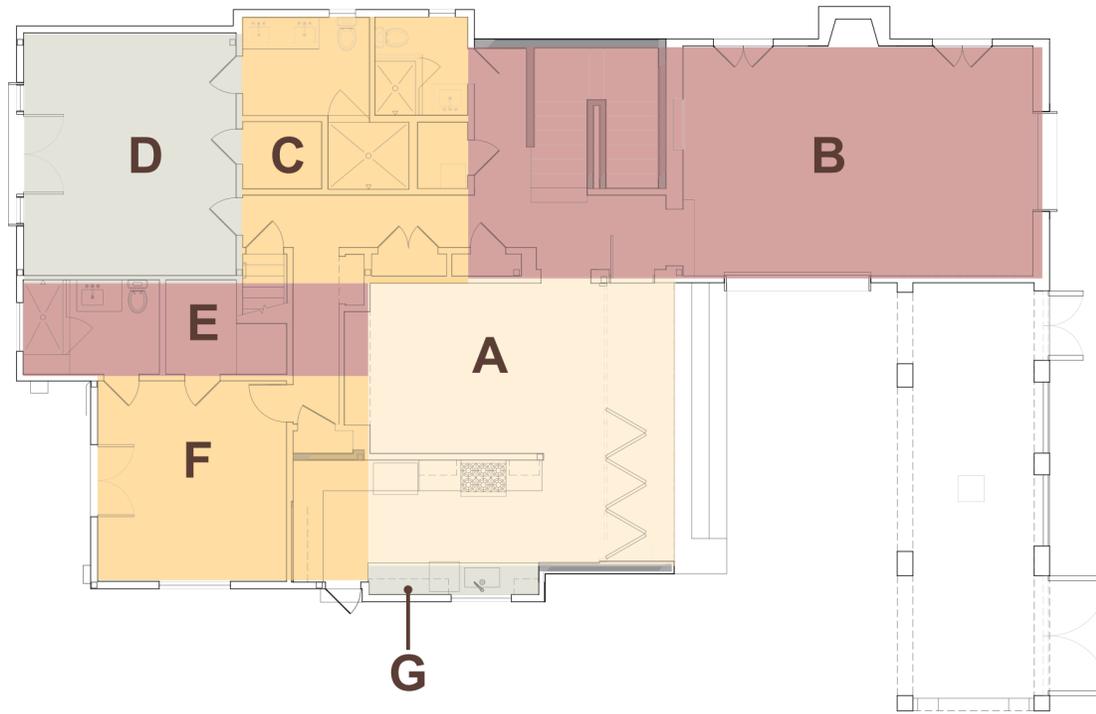
DATE: 9-13-13	DRAWN BY: A.S., V.L.
DATE OF SURVEY: 9-3-13	CHECKED BY: O.S.
JOB NAME: TEIGER/KROK	SHEET: 1 OF 1

**Floor Area Blocking Study**

**FIRST FLOOR**

- A = 20'-3" x 19'-5" = 393 s.f.
- B = 15'-4" x 38'-3" = 586.5 s.f.
- C = 15'-1" x 17'-3" = 260 s.f.
- D = 16'-3" x 14'-5" = 234 s.f.
- E = 6'-7" x 23'-0" = 151 s.f.
- F = 18'-1" x 13'-10" = 250 s.f.
- G = 11'-4" x 1'-11" = 22 s.f.

**TOTAL FIRST FLOOR:**  
1896.5 S.F.

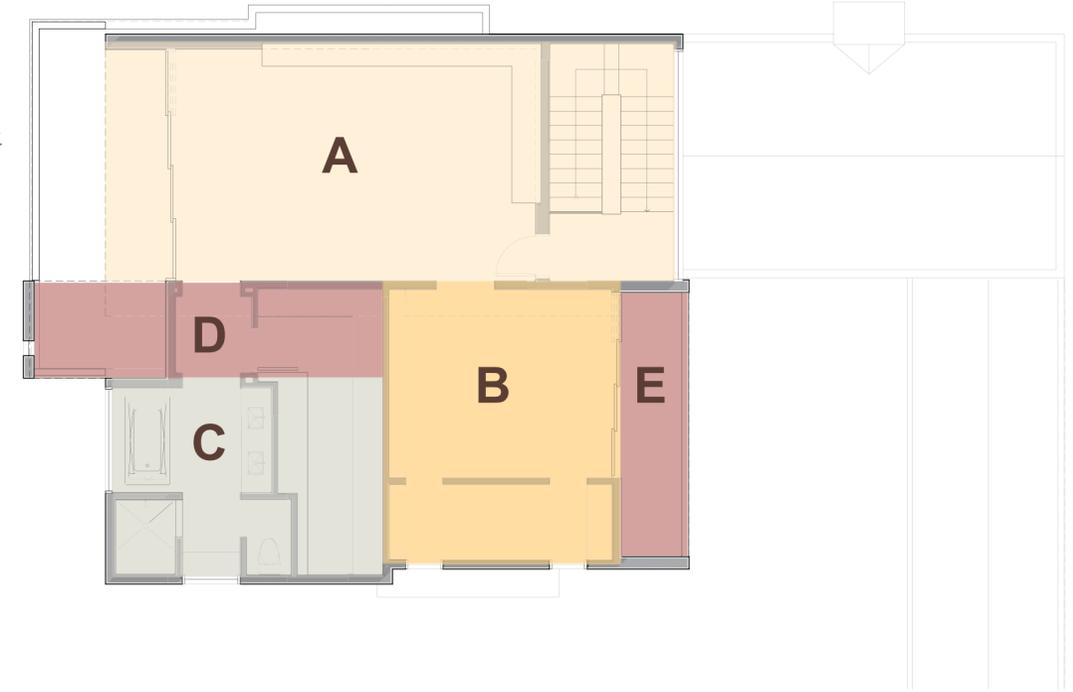


FIRST FLOOR PLAN  
BLOCKING STUDY SCALE 1/8" = 1'-0" N

**SECOND FLOOR**

- A = 37'-11" x 16'-0" = 607 s.f.
- B = 15'-11" x 18'-9" = 298 s.f.
- C = 13'-3" x 18'-0" = 238.5 s.f.
- D = 23'-3" x 6'-6" = 151 s.f.
- E = 4'-6" x 17'-8" = 79 s.f.

**TOTAL SECOND FLOOR:**  
1,373 S.F.



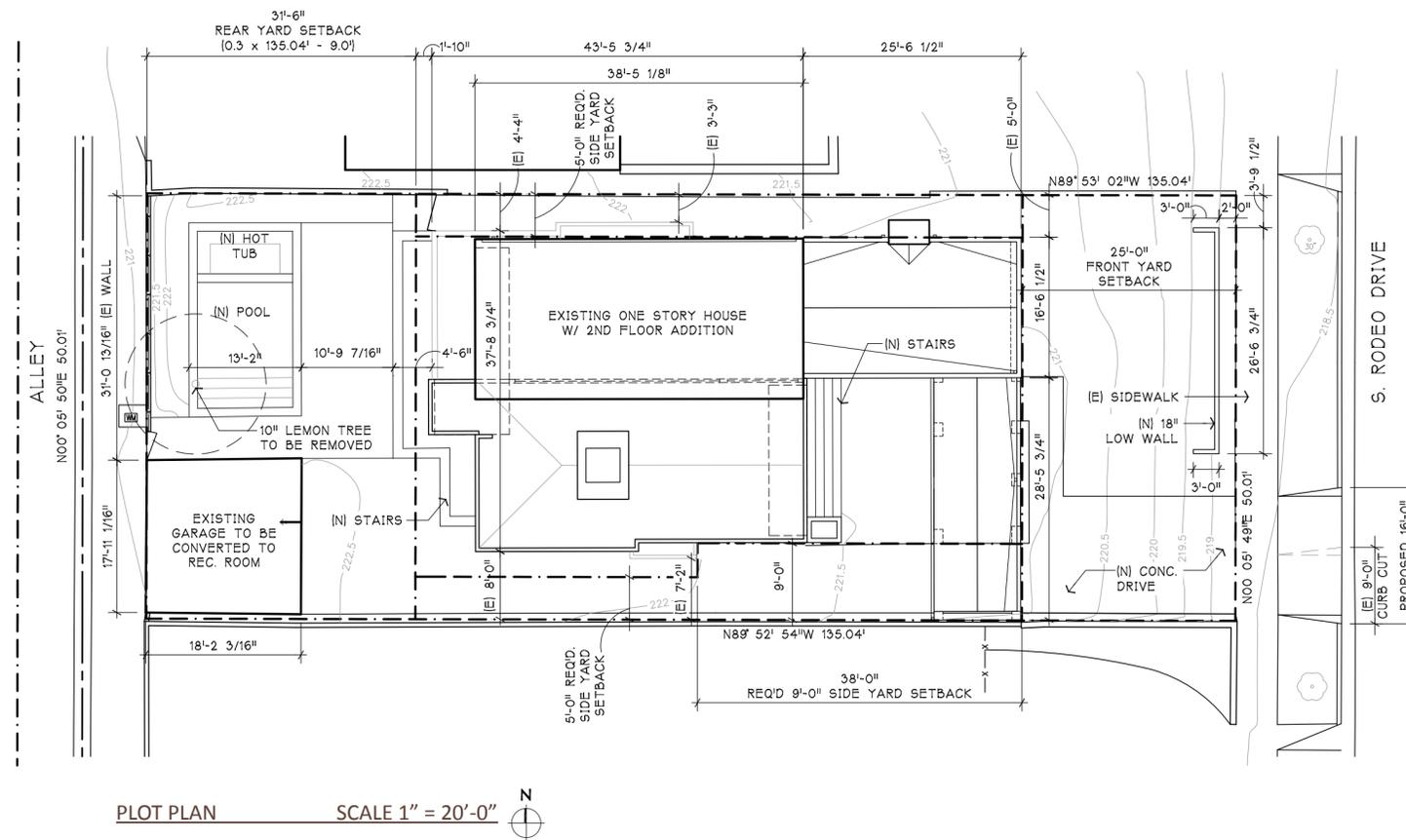
SECOND FLOOR PLAN  
BLOCKING STUDY SCALE 1/8" = 1'-0" N

**Code Maximum Floor Area Calculation**

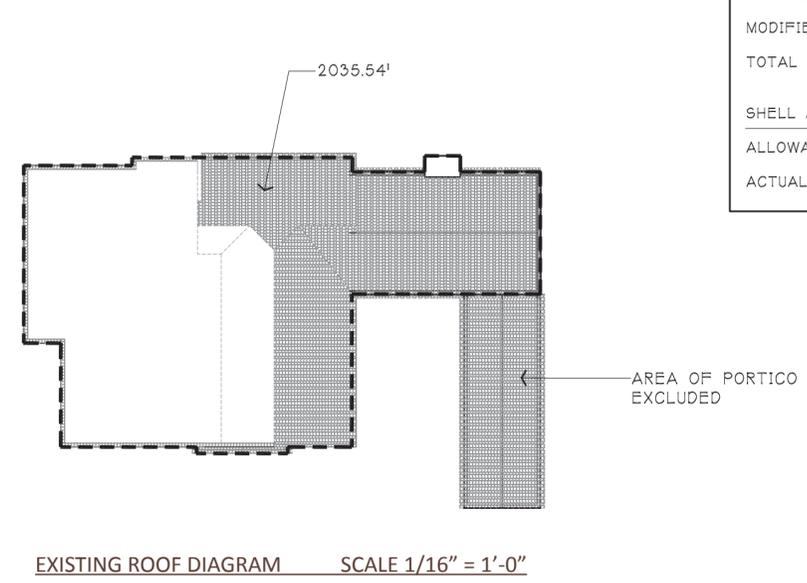
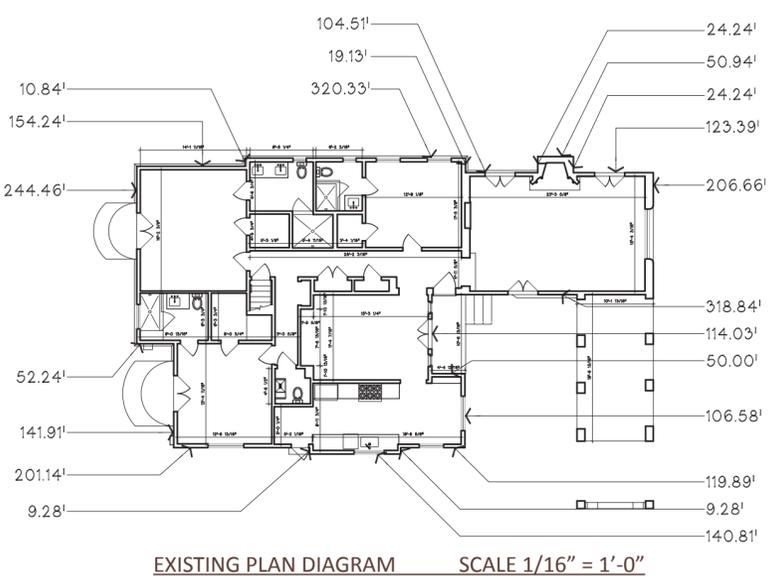
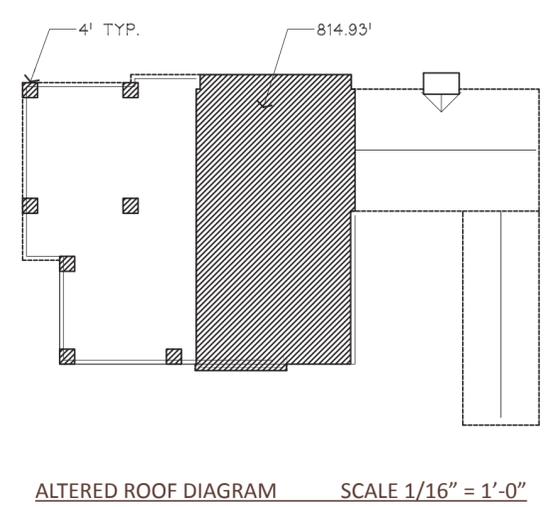
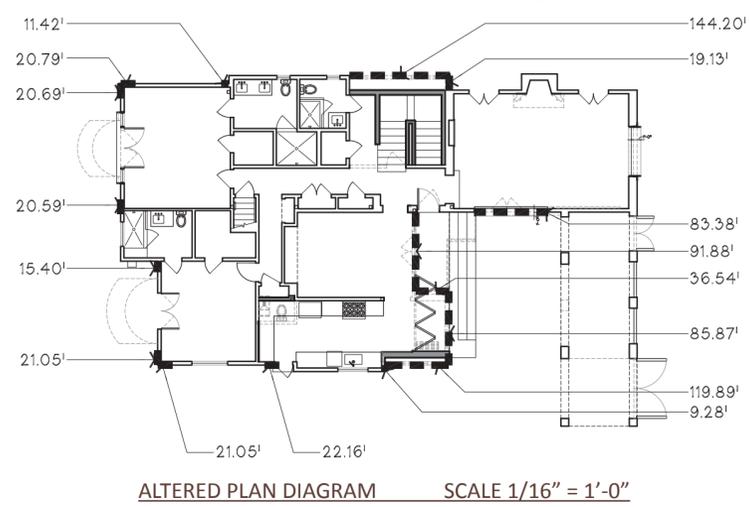
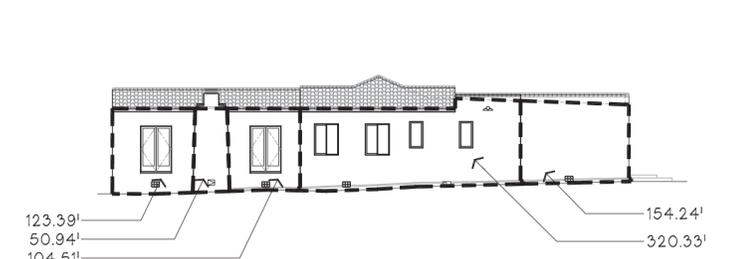
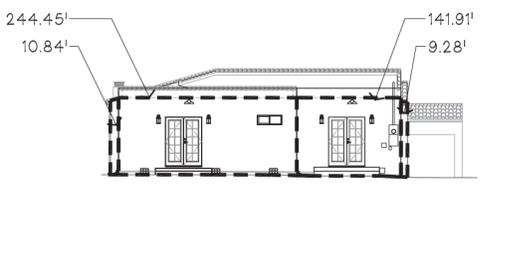
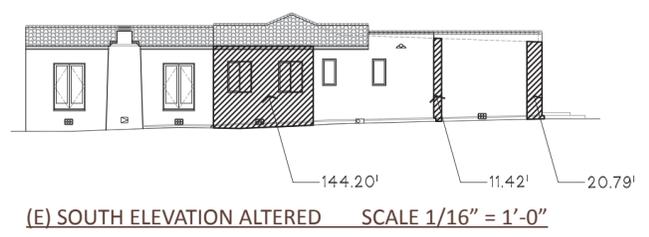
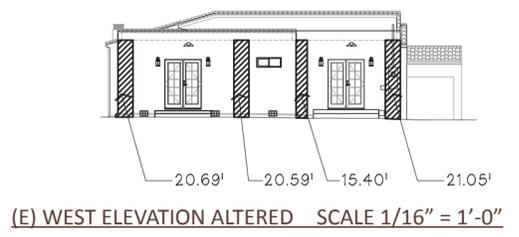
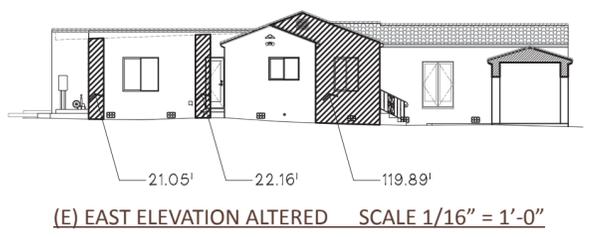
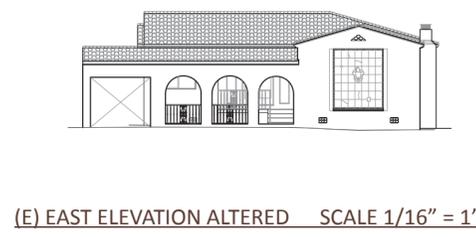
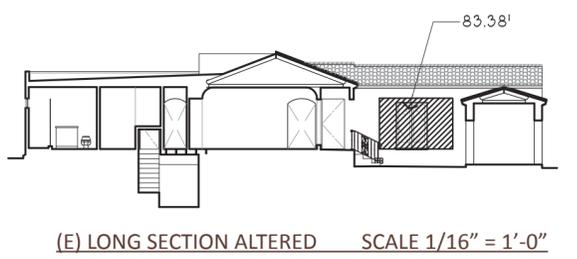
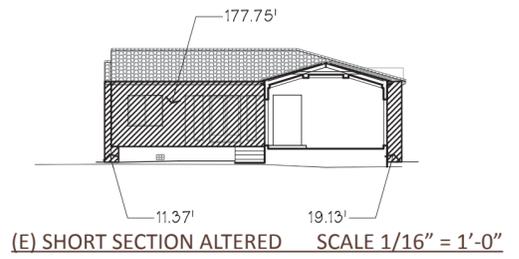
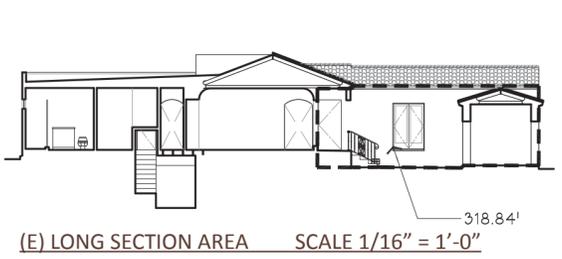
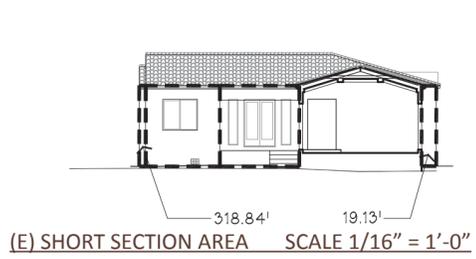
Lot Area (135.04' x 50.01'): 6,753 s.f.  
 Allowable Floor Area :  
 (0.4 x 6,753 s.f.) + 1500 s.f. = 4,201 s.f.

**Proposed Floor Area Calculation**

Existing First Floor: 2,035 s.f.  
 Proposed First Floor Area: 1,998 s.f.  
 Recreation Room: 329 s.f.  
 Second Floor Addition: 1,423 s.f.  
**Total Proposed Area: 3,750 s.f.**  
**Allowable Area: 4,201 s.f.**



PLOT PLAN SCALE 1" = 20'-0" N

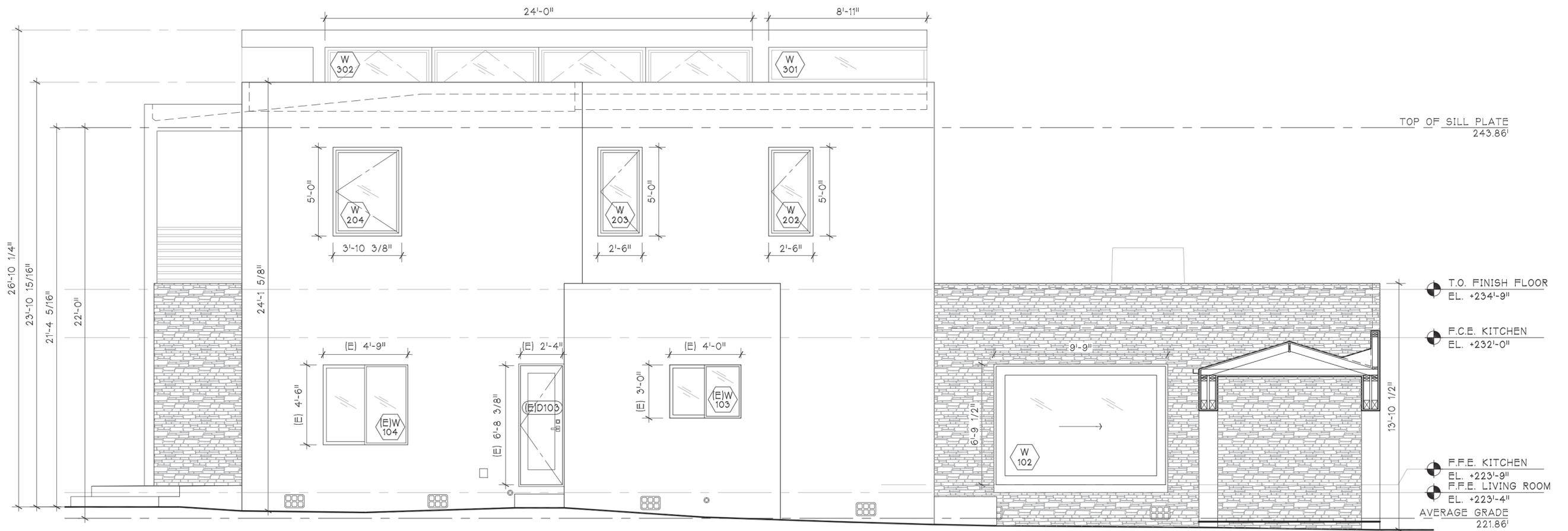


**BUILDING SHELL CALCULATION**

<b>EXISTING BUILDING SHELL AREA</b>	
AREA EXISTING FIRST LEVEL FACADE	= 2546.98'
AREA EXISTING ROOF	= 2035.54'
TOTAL EXISTING BUILDING SHELL AREA	= 4582.52'
<b>AFFECTED BUILDING SHELL AREA</b>	
MODIFIED AREA FIRST LEVEL FACADE	= 743.32'
MODIFIED AREA OF ROOF	= 842.93'
TOTAL MODIFIED BUILDING SHELL AREA	= 1586.25'
<b>SHELL AREA MODIFICATION CALCULATION</b>	
ALLOWABLE SHELL MODIFICATION	= 50%
ACTUAL: 1422.92' / 4582.52'	= 34.62%

**FLOOR AREA CALCULATION**

<b>ALLOWABLE FLOOR AREA</b>	
ALLOWABLE: (0.4 X 50.01' X 135.04' + 1,500')	= 4,201.34'
<b>FLOOR AREA</b>	
GARAGE FLOOR AREA (FUTURE REC. ROOM)	= 329'
FIRST FLOOR AREA (GROSS)	= 1,915'
AREA OF FIRST FLOOR PATIO WITH FLOOR ABOVE ENCLOSED ON MORE THAN 50% OF SIDES	= 83'
SECOND FLOOR AREA (GROSS)	= 1,225'
AREA OF SECOND FLOOR BALCONIES ENCLOSED ON MORE THAN 50% OF SIDES	= 198'
TOTAL FLOOR AREA (GROSS)	= 3,750'
<b>MAX HEIGHT</b>	
ALLOWABLE PLATE HEIGHT:	= 22'-0"
EXISTING PLATE HEIGHT:	= 10'-2"
PROPOSED PLATE HEIGHT:	= 22'-0"
MAX HEIGHT SLOPED ROOF:	= 30'-0"
PROPOSED HEIGHT SLOPED ROOF:	= 27'-6"
AVERAGE GRADE HEIGHT	= 221.86'
GRADE IS 1.89' BELOW EXISTING FIRST FLOOR FINISH FLOOR	



SOUTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"



RENDERED FRONT ELEVATION



STREET PANORAMIC  
WITH PROPOSED LANDSCAPE



STREET PANORAMIC  
WITHOUT PROPOSED LANDSCAPE



RENDERING FROM STREET



RENDERING OF INTERIOR COURTYARD



**Design Review Commission Report**

261 South Rodeo Drive

November 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 A ONE-YEAR TIME EXTENSION FOR AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 261 SOUTH RODEO DRIVE.

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

Section 1. Abramson Teiger Architects, on behalf of Paul Krok, property owner (Collectively the “Applicant”), has applied for approval for a one-year time extension for an R-1 Design Review Permit for design approval of a new second story addition to an existing one-story single-family residence for the property located at 261 South Rodeo 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. Pursuant to Section 10-3-207 of the Beverly Hills Municipal Code, the Design Review Permit granted under Design Review Commission Resolution No. DR 18-13 will expire if not exercised within thirty-six (36) months of the date of adoption; however, up to two, one-year extensions may be granted by the Design Review Commission if certain findings are made. This is the first such request for an extension, and one additional extension remains available to the Applicant. The application for time extension was timely, filed on October 7, 2016.

Section 4. 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. **The Design Review Commission previously adopted a Categorical Exemption for the project on November 7, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.**

Section 5. The Design Review Commission conducted a duly noticed public hearing on **November 3, 2016** at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds and determines as follows with respect to the Time Extension request:

A. The conditions and regulations affecting development in the city have not changed in a significant manner, nor have there been any substantial changes to the Project or the surrounding environment since the initial Project approval.

Section 7. Based on the foregoing, the Design Review Commission hereby extends the Design Review Permit granted under Resolution No. DR 18-13 through and including November 7, 2017, subject to all conditions set forth in Resolution No. DR 18-13, and the following conditions of approval:

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 time extension rights granted by this approval shall remain valid for one (1) year from the date of approval of the time extension, 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 8. 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 9. 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: **November 3, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Ilene Nathan, Chair  
Design Review Commission