



Design Review Commission Report

Meeting Date: Monday, December 5, 2016
(Continued from November 3, 2016)

Subject: **606 Foothill Road (PL1623787)**
A request for an R-1 Design Review Permit to allow a façade remodel and addition to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Accel Builders

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

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and addition to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as a “Modern Farmhouse” style; however, as the project does not adhere to a pure architectural style, the project is before the Commission for review.

BACKGROUND

This project was previously reviewed by the Design Commission at its hearing on October 6, 2016 and on November 3, 2016. The Staff and Commission provided comments for the resolution of the design with a general comment that the building be redesigned.

As a result of the Commission’s comments, the applicant has modified the following elements in response to the issues raised:

- Modified the roofline created greater modulation of the façade in conjunction with the placement of the garage;
- Revised the entry design and corresponding roofline on the upper floor;
- Revised windows to create a more consistent fenestration pattern;
- Revised the cladding material to a vertical board and batten;
- Replaced the smooth coat stucco for the entry feature to a brick veneer painted white;
- Added a landscape lighting plan;
- Increased the planting sizes to five gallon plants and added protection during construction, for the trees;
- Simplified the southern portion of the elevation.

Attachment(s):

- A. November 3, 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



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

URBAN DESIGN ANALYSIS

The Staff and Commission had previously provided comments for the resolution of the design that encouraged the design team to create a more cohesive design stylistically. Specifically, the Commission had requested that the design team review the articulation of the roofline roof to the south and above the entry at the second floor. In addition, the designers were asked to again review the configuration of the glazing units and to provide the final window specifications with manufacturer on a window schedule.

A final close review of the architectural details and specifications recommended by staff, will serve as an enhancement to the streetscape, as follows:

- Provide a more precise recess detail for the fenestration units to ensure that a minimum recess of 3-inches is provided from the exterior plane of the building wall. In addition, provide a final window and door schedule with specified manufacturer and cut sheets.
- Provide a detail for the roof eave and the eave for the fixed architectural awning feature at the first floor to ensure this area is detailed appropriately.
- Reconcile the final drawings for inclusion or removal of the columnar features or slight articulation indicated on the floor plan for location on either side of the proposed garage door.

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 notice at the site has been updated to reflect the continued hearing date of Monday, December 5, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

606 Foothill Road
December 5, 2016

Attachment A

November 3, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, November 3, 2016
(Continued from October 6, 2016)

Subject: **606 Foothill Road (PL1623787)**
A request for an R-1 Design Review Permit to allow a façade remodel and addition to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

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BACKGROUND

This project was previously reviewed by the Design Commission at its hearing on October 6, 2016. The Staff and Commission provided comments for the resolution of the design with a general comment that the building be redesigned. Additional comments were also provided that encouraged the design team to create a more cohesive design stylistically, to refine the design for the roofline, to study the façade glazing and to review the front entry proposed. Finally, a close review of the proposed material specifications was requested by the Commission, including the garage door and the manmade cladding proposed.

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

- Revised the siding material from a composite to a red wood fire retardant product;
- Revised window sizes and mullion pattern;
- Revised the garage door design to blend in with the siding;
- Revised the overall façade design to a more cohesive modern/farm house design.

Attachment(s):

- October 6, 2016 DRC Staff Report and Previously Proposed Plans
- Applicant’s Written Response to Comments
- Project Design Plans
- DRAFT Approval Resolution

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



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URBAN DESIGN ANALYSIS

The design has been revised based on these comments and a continued close review of the overall design concept for the extensive remodeling of the single-family residence in conjunction with the architectural studies recommended by staff should be undertaken as the project moves forward in the approval process:

- Continue to review the modulation of the southern portion of the street-facing façade of the residence in conjunction with the gabled roofline to create greater architectural consistency on this elevation and to further modulate the elevation.
- Review the resolution of the shed roof feature located along the main roofline of the second floor of the front façade to consider the introduction of another smaller gable feature, as seen to the north.
- Continue to review the fenestration for consistency in unit type, operation and muntin configurations to simplify the facades overall and ensure useable window types are considered, as appropriate. In addition, provide the final specifications and detailing for the more contemporary recessed window trim design proposed which shall include a canted sill element to shed water as necessary.
- Closely review the vertical and horizontal wood cladding treatment proposed and consider applying the material in a uniform fashion with deference given to the lengths available for the cladding product specified.
- Restudy the material specification for the two-story entry component on the front façade, as it appears to currently be proposed as cement-plaster which is an anomaly on the front façade.

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.



Design Review Commission Report

606 Foothill Road
November 3, 2016

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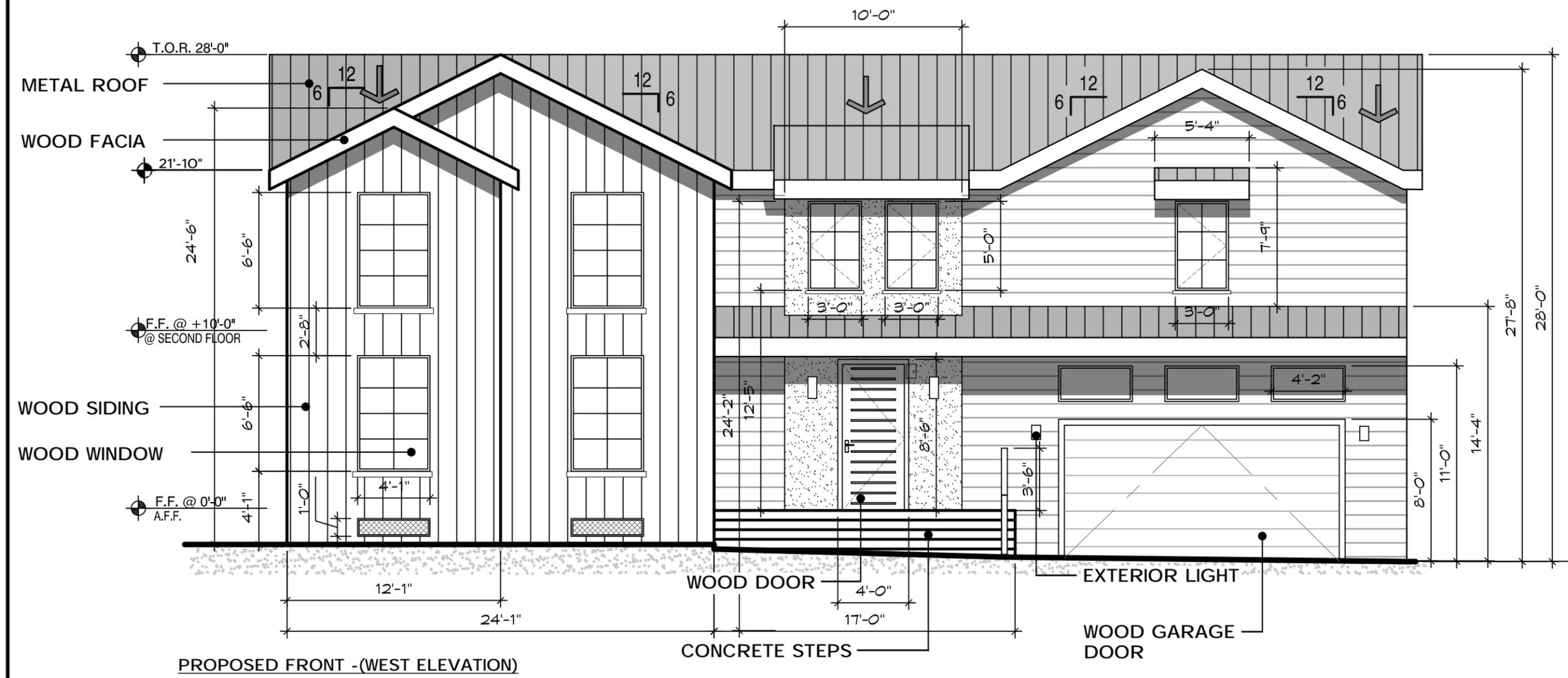
PINNACLE
DESIGN
GROUP INC.

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ACCEL BUILDERS



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ACCEL BUILDERS



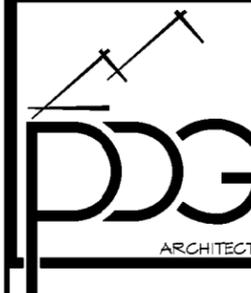
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STREET VIEW OF PROPOSED FRONT ELEVATION

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SIDE VIEW OF PROPOSED SOUTH ELEVATION

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STREET VIEW OF PROPOSED FRONT ELEVATION



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DRIVEWAY VIEW OF PROPOSED FRONT ELEVATION



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ACCEL BUILDERS



METAL ROOFING
(MANUFACTURED BY PACIFIC
METAL ROOFING)- DARK
BRONZE SR.27



SIDING - BENJAMIN MOORE
DOVE WHITE



TRIM - BENJAMIN MOORE,
BLACK 2132-10



WINDOWS (MANUFACTURED BY
LINCOLN) - COLOR BENJAMIN
MOORE, BLACK 2132-10



EXTERIOR LIGHT FIXTURE
(MANUFACTURED BY MODERN
FORMS) - COLOR BLACK



GARAGE DOOR - COLOR RAW
UMBER



EXISTING PAVERS

RAIL - STAINLESS STEEL FINISH



Design Review Commission Report

606 Foothill Road
December 5, 2016

Attachment B

Applicant's Written Response to Comments

This project was previously reviewed by the Design Commission at its hearing on October 6, 2016. The Staff and Commission provided comments for the resolution of the design with a general comment that the building be redesigned. Additional comments were also provided that encouraged the design team to create a more cohesive design stylistically, to refine the design for the roofline, to study the façade glazing and to review the front entry proposed. Finally, a close review of the proposed material specifications was requested by the Commission, including the garage door and the manmade cladding proposed.

The design has been revised based on these comments and a continued close review of the overall design concept for the extensive remodeling of the single-family residence in conjunction with the architectural studies recommended by staff should be undertaken as the project moves forward in the approval process:

Continue to review the modulation of the southern portion of the street-facing façade of the residence in conjunction with the gabled roofline to create greater architectural consistency on this elevation and to further modulate the elevation.

1. We removed the gabled roofline and pulled the garage forward 3 feet, adding further modulation to this elevation.

Review the resolution of the shed roof feature located along the main roofline of the second floor of the front façade to consider the introduction of another smaller gable feature, as seen to the north.

2. We added a gable to the two-story entry way, creating consistency with the northern portion of the home.

Continue to review the fenestration for consistency in unit type, operation and muntin configurations to simplify the facades overall and ensure useable window types are considered, as appropriate. In addition, provide the final specifications and detailing for the more contemporary recessed window trim design proposed which shall include a canted sill element to shed water as necessary.

3. In order to simplify the front façade, we made changes to the windows facing the front entry, creating consistent fenestration throughout. All windows are either fixed or casement. All windows have consistent muntin configuration.

Regarding recessed windows: in the absence of a frame, the batten will stand proud of the window siding, leaving an awkward transition. To address this, we propose using additional batten to frame the window, creating a simple/minimal frame as is standard with board and batten siding.

Closely review the vertical and horizontal wood cladding treatment

proposed and consider applying the material in a uniform fashion with deference given to the lengths available for the cladding product specified. In addition, a detail or manufacturer's specification shall be provided for the end-to-end connection for the wood cladding members and a detail shall also be provided for the cladding external building corners.

4. We agree with the majority of the commission, deciding that vertical board and batten will give greater dimension.

From left to right, one will see 12 inches of board, followed by 2 inches of batten, followed by 12 inches of board and so on and so forth. This will be accomplished by having 2-inch batten stand proud 1 inch of each 14-inch board. Both boards and batten are 20ft long and will be cut at varying lengths, staggering joints to ensure against an unsightly seem. Finishes will be applied to all faces, ends and edges after it has reached a balance with the moisture in the air and before it's nailed in place. Boards will be beveled at all butt joints.

Cladding external building corners will be achieved by mitering together two inch by one-inch batten boards – see detail in plans.

Restudy the material specification for the two-story entry component on the front façade, as it appears to currently be proposed as cement-plaster which is an anomaly on the front façade.

5. We replaced smooth coat stucco with brick veneer, painted white.

Commissioner Comments:

Provide all landscape lighting with a lighting plan for the site with fixture specifications.

6. We propose to install in-ground, flush landscape lighting to illuminate the trees and surrounding vegetation - see planting plan.

All shrubs in the front setback and adjacent to the house should be a larger container size than the 1-gallon size presented.

7. We increased the size of 1-gallon plants to 5-gallons – see planting plan.

Provide details and specifics as to how the existing trees are protected during construction. It should be noted that the trees should be protected at this point as the house is partially demolished.

8. The trees have been protected – see plans.

Consider a different material at the front entrance, e.g. painted or treated [white] brick, or other comparable material.

9. We replaced smooth coat stucco with brick veneer, painted white.

Provide the final specifications for the windows proposed to ensure this is a quality manufacturer.

10. Lincoln is a well-respected quality manufacturer. They have been manufacturing windows in Wisconsin since 1947. More about the company can be found at <http://www.lincolnwindows.com>

Consider removing the eyebrow over the window above the garage and resolving the roofline above on the façade. The introduction of the large gable at the southern portion of the façade could be eliminated to simplify the elevation overall.

11. We removed the eyebrow over the window and eliminated the large gable on the south end, simplifying this elevation.

Review the vertical versus horizontal siding proposed. Greater dimensionality of the cladding product would be encouraged, e.g., board and batten siding, or a dimensional product for the horizontal cladding, etc.

12. We plan on installing vertical board and batten see 4 above.

Review the dimension, etc. of the one small floating window over the garage on the second floor.

13. The singular small window has been eliminated. Please see comment 11 above.



Design Review Commission Report

606 Foothill Road
December 5, 2016

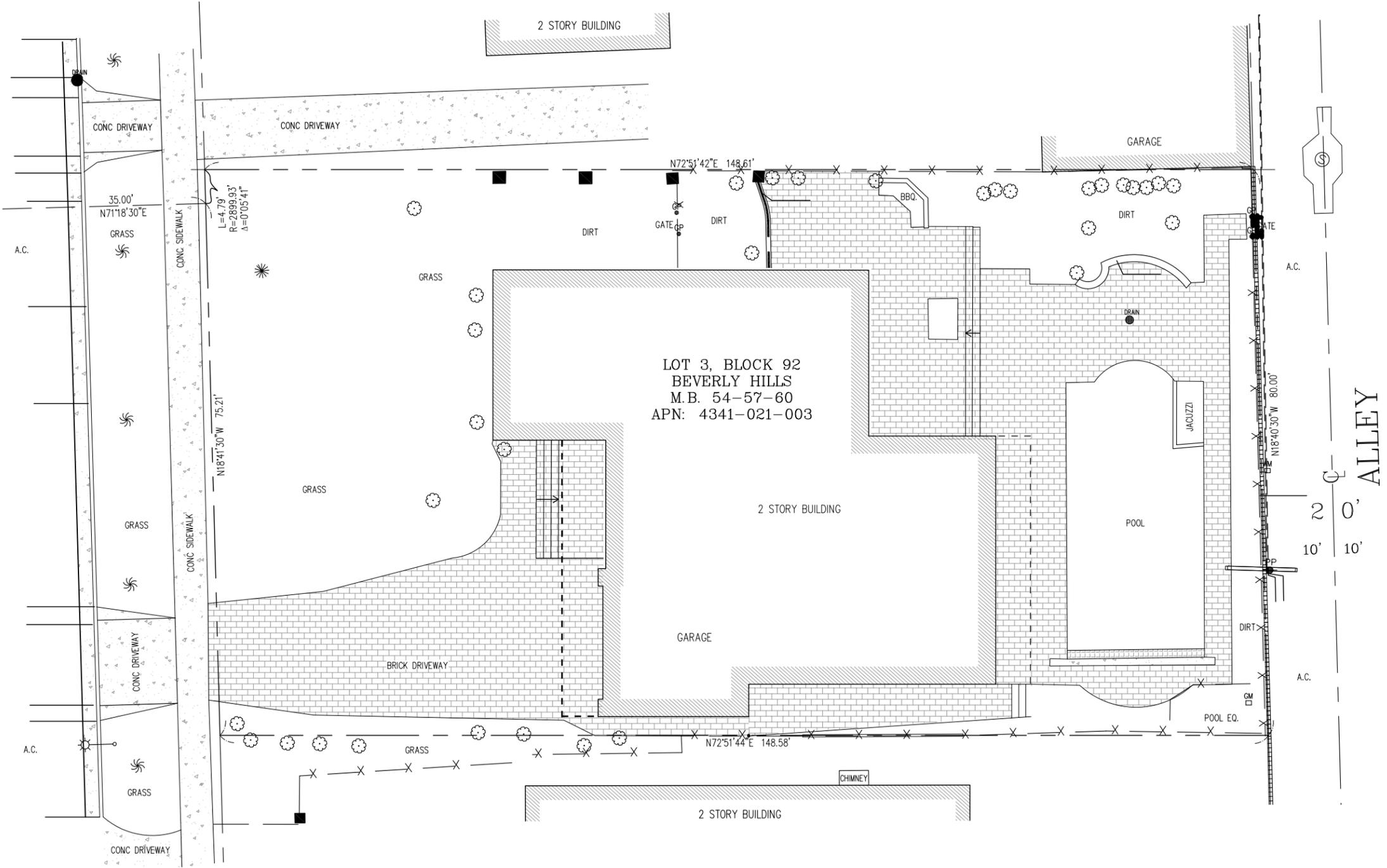
Attachment C
Project Design Plans



**PINNACLE
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FOOTHILL ROAD

7' 0"
35' 35'

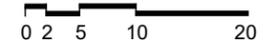


ALLEY

2' 0"
10' 10'

PROPOSED SITE PLAN

SCALE



ACCEL BUILDERS



EXISTING FRONT -(WEST ELEVATION)



PROPOSED FRONT -(WEST ELEVATION)



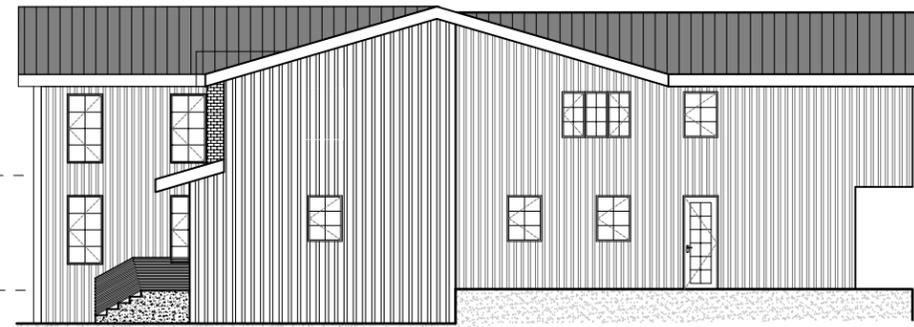
EXISTING REAR -(EAST ELEVATION)



PROPOSED REAR -(EAST ELEVATION)



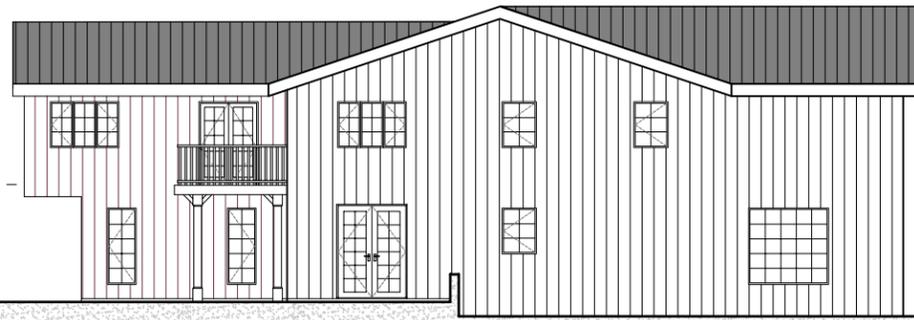
EXISTING SIDE -(SOUTH ELEVATION)



PROPOSED SIDE -(SOUTH ELEVATION)



EXISTING SIDE -(NORTH ELEVATION)



PROPOSED SIDE -(NORTH ELEVATION)



ARCHITECTS

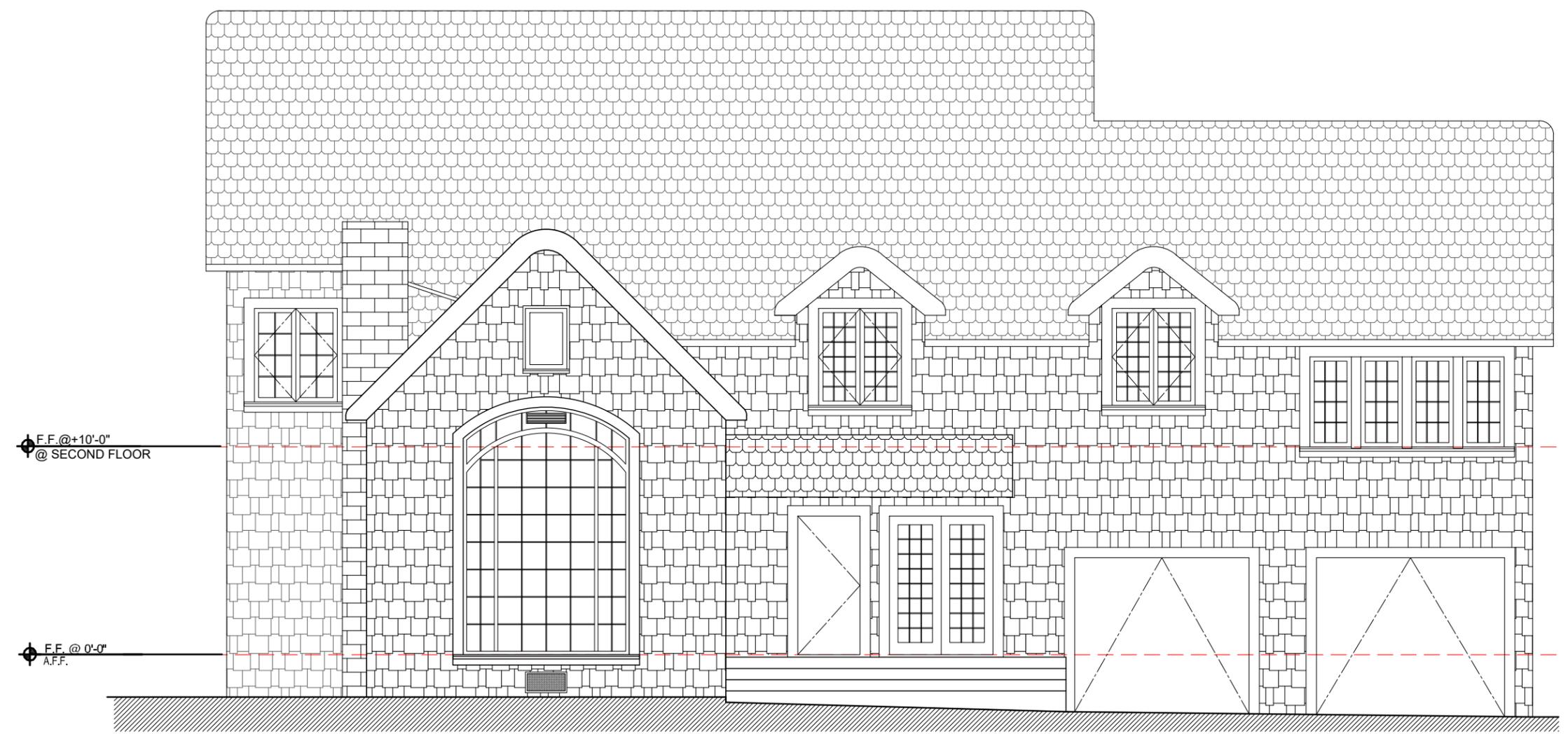
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ACCEL BUILDERS



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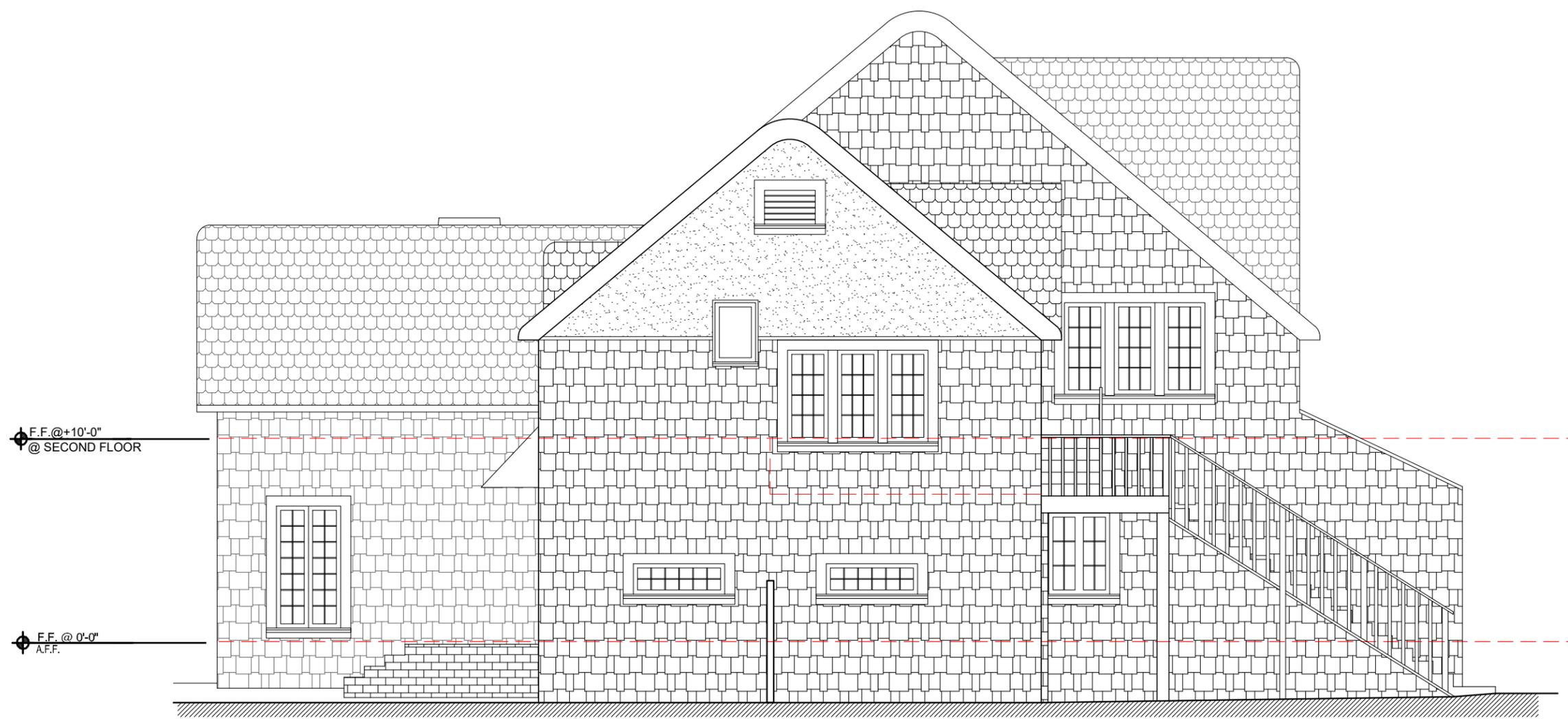


EXISTING WEST ELEVATION

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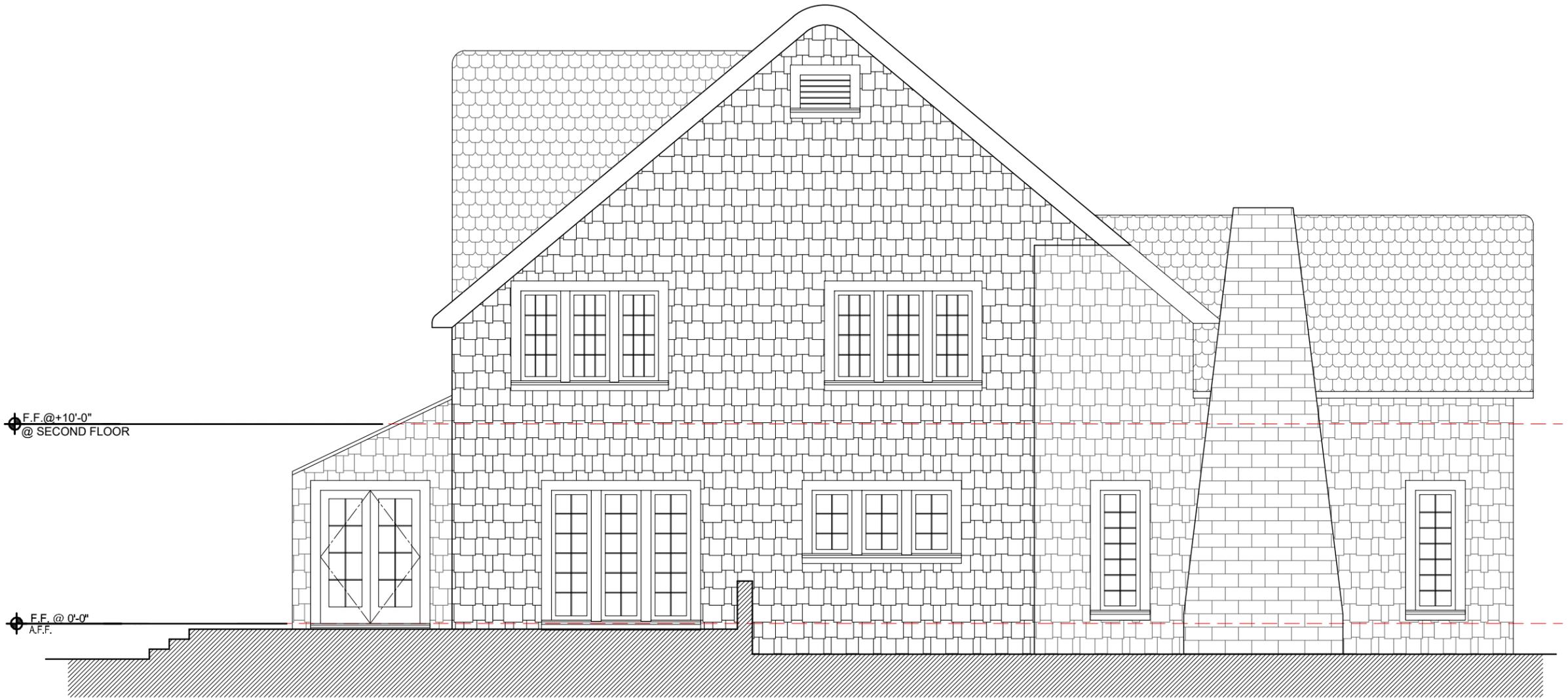


EXISTING SOUTH ELEVATION

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F.F. @ +10'-0"
@ SECOND FLOOR

F.F. @ 0'-0"
A.F.F.

EXISTING NORTH ELEVATION

ACCEL BUILDERS



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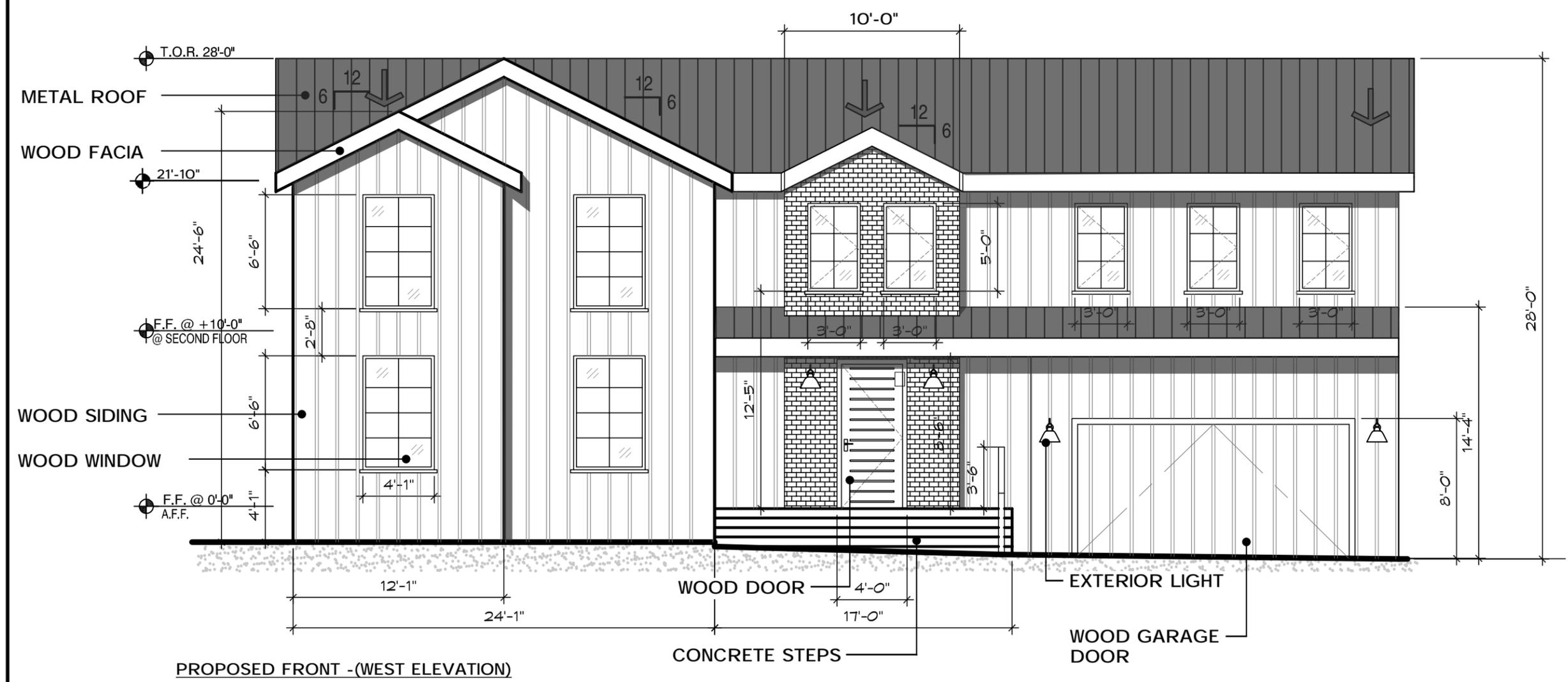


EXISTING EAST ELEVATION

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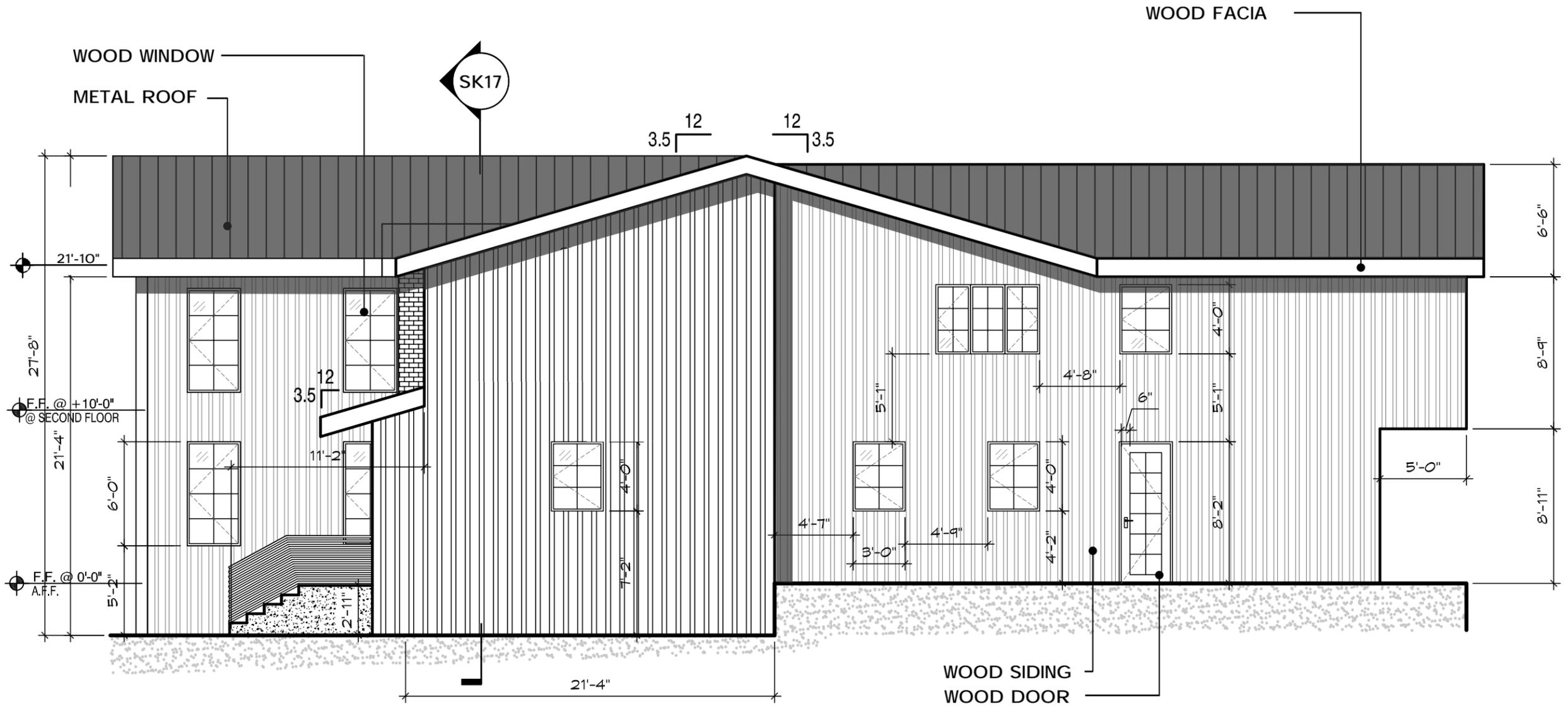


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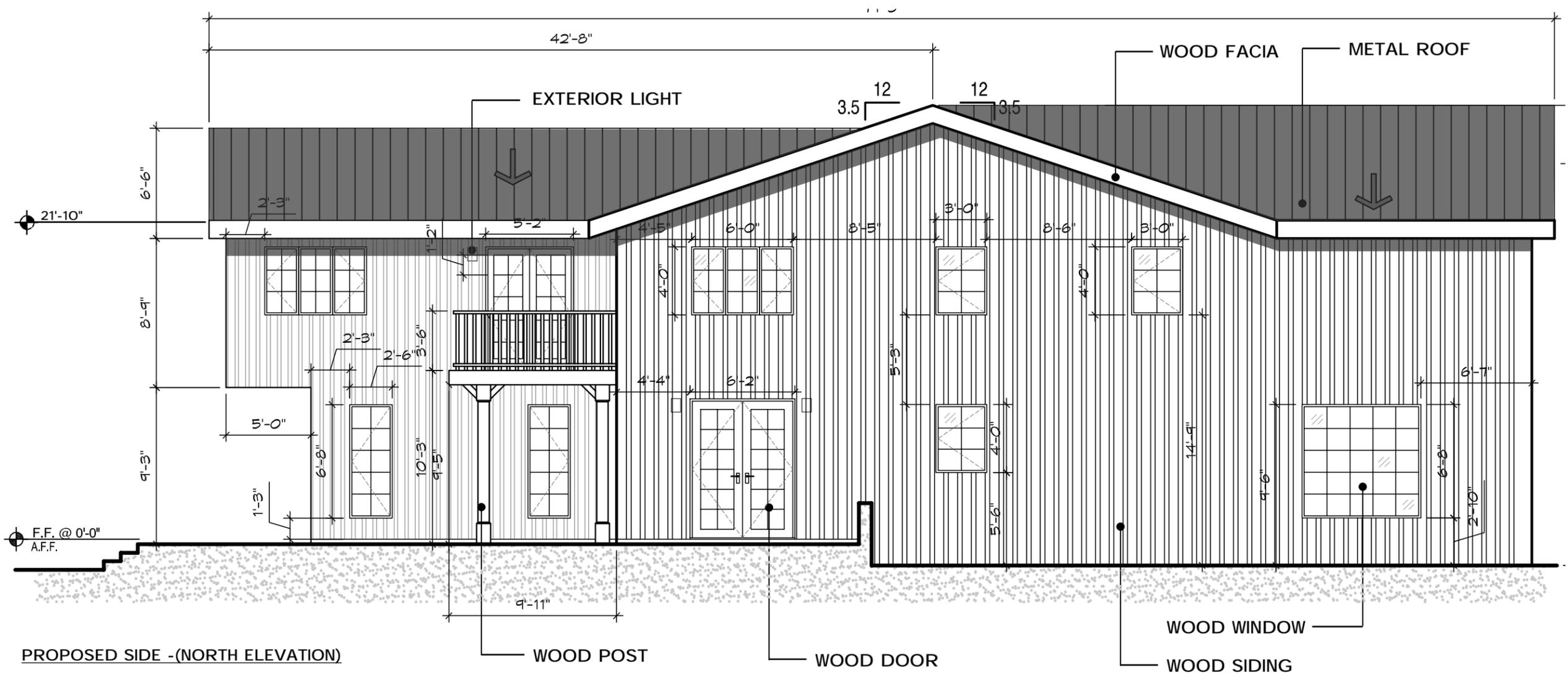


PROPOSED SIDE -(SOUTH ELEVATION)



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ACCEL BUILDERS



PROPOSED SIDE -(NORTH ELEVATION)

WOOD POST

WOOD DOOR

WOOD WINDOW

WOOD SIDING

WOOD FACIA

METAL ROOF

EXTERIOR LIGHT

F.F. @ 0'-0"
A.F.F.



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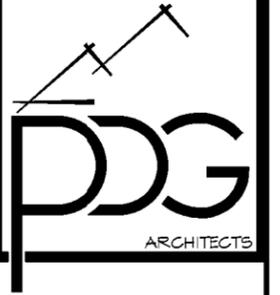


REAR VIEW OF PROPOSED REAR ELEVATION

ACCEL BUILDERS



STREET VIEW OF PROPOSED FRONT ELEVATION



PINNACLE
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ACCEL BUILDERS



DRIVEWAY VIEW OF PROPOSED FRONT ELEVATION



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ACCEL BUILDERS



Design Review Commission Report

606 Foothill Road
December 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 **A FAÇADE REMODEL AND ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **606 FOOTHILL ROAD**.

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

Section 1. **Accel Builders, agent**, on behalf of **GB Blue Jay LLC**, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a façade remodel and addition to an existing two-story single-family residence** for the property located at **606 Foothill Road** which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. 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 duly noticed public hearings on **October 6, 2016, November 3, 2016, and December 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: **December 5, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission