



Architectural Commission Report

Meeting Date: Wednesday, March 18, 2015

Subject: **339 NORTH CANON DRIVE (PL1501038)**

Request for approval of a façade remodel to an existing commercial building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

(Continued from the February 18, 2015 Architectural Commission meeting.)

Project agent: David Kim – Corbel Architects

Recommendation: Conduct public hearing to discuss the project details and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel to an existing commercial building located at 339 North Canon Drive. The façade remodel will create one unified façade with three storefront openings (the façade's current configuration contains two unique storefronts).

The project was previously reviewed by the Architectural Commission at their meeting on Wednesday, February 18, 2015. At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and returned to the March 18, 2015 meeting. The comments provided by the Commission related primarily to treatment and scale of the second floor windows, storefront arch illumination, spacing between the ground floor storefronts and second floor windows, storefront system material choice, and future tenant signage.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Second floor windows:
 - Reduced the height and width of each window;
 - Revised the mullion pattern (from 2x2 to 3x2);
 - Recessed the windows six inches (6") from face of the façade;
 - Addition of wrought iron railing, and;
 - Addition of white painted background, recessed ten inches (10") from glazing, with an interior wall surface light for illumination.
- Replacement of ground floor storefront system with a dark bronze aluminum material to match the second floor windows (storefront system was previously proposed as stainless steel).
- Redesigned columns from 1/2 profile to a full column with base;
- Reduced number of corbels at the cornice by approximately 50%;
- Addition of recessed floor lighting at each storefront arch;
- Modified design of the façade wall sconces, and;
- Addition of tenant address signage at the top of each storefront arch.

Attachment(s):

- A. February 18, 2015 Staff Report and Previously Proposed Plans
- B. Applicant-prepared *Response to Comments*
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

Additionally, the applicant has provided an alley-oriented elevation drawing per the request of the Commission. The design of this elevation will complement the front façade with its use of stucco, concrete moulding, and light fixtures.

The applicant is also proposing signage details for the three tenant spaces. The current proposal indicates that the height, width, and sign area to be determined by the Beverly Hills Municipal Code under a separate permit. The signage will consist of bronze standing channel letters that are flush-mounted to a horizontal storefront banding. No illumination details have been provided at this time.

Note: The parapet on the southern-half of the elevation may be increased in height beyond the code maximum of 45" to match the height of the existing parapet on the northern-half of the building. As the structure is one building, the increase in the height of the parapet on the southern-half of the elevation is *not* considered an increase in the height of the building and does not require a Development Plan Review Permit. For this particular structure, the height of the building is measured from the top of the legally non-conforming parapet on the northern-half of the elevation, which exceeds 45" in height.

URBAN DESIGN ANALYSIS

The revised façade proposal maintains the classically-designed and cohesive aesthetic that was previously presented and will generally serve as a positive enhancement to North Canon Drive. Additionally, the applicant appears to have appropriately incorporated the Commission's comments from the first review.

However, the Urban Design staff has identified various modifications that may further improve upon the design:

- The base of the engaged column should return to the façade and continue across to provide an anchor to the storefronts. This configuration appears in the perspective rendering but is not shown on the architectural elevations.
(Note: This was a comment made by staff during the first review.)
- The proposed signage is currently proposed to be flush-mounted to a horizontal storefront banding. It is recommended that the signage be pin-mounted from the banding a minimum of 1.5" so as to provide appropriate spacing between the elements.
- The details on the support scroll of the second floor railing should be further developed in an architecturally appropriate manner.
- The corbels at the cornice should be doubled in quantity, with an additional corbel at every mid-point, so that the full element is equally spaced between the façade edges and to add architecturally appropriate detailing to an otherwise simple façade. The corbel pattern currently recommended by staff is consistent with the pattern proposed during the project's initial review by the Commission.

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 their review on the project.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

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. 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 project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

Attachment A

February 18, 2015 Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Architectural Commission Report

- Meeting Date:** Wednesday, February 18, 2015
- Subject:** **339 NORTH CANON DRIVE (PL1501038)**
Request for approval of a façade remodel to an existing commercial building. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.
- Project agent:** David Kim – Corbel Architects
- Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.
-

REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel to an existing commercial building located at 339 North Canon Drive. The façade remodel, which includes two storefronts, will create one unified façade with three storefront openings. The project includes the following components:

Façade Remodel

- Increase in height of parapet on southern-half of elevation to match the height of the parapet on the northern-half of the elevation;
- Light yellow stucco in a granular finish;
- Cast concrete molding, corbels, and storefront surrounds;
- Clear glazing with anodized aluminum storefront systems and frames;
- Satin stainless steel door handle, and;
- Cast aluminum exterior light fixtures.

Note: The parapet on the southern-half of the elevation may be increased in height beyond the code maximum of 45" to match the height of the existing parapet on the northern-half of the building. As the structure is one building, the increase in the height of the parapet on the southern-half of the elevation is *not* considered an increase in the height of the building and does not require a Development Plan Review Permit. For this particular structure, the height of the building is measured from the top of the legally non-conforming parapet on the northern-half of the elevation, which exceeds 45" in height.

URBAN DESIGN ANALYSIS

The proposed façade remodel creates a classically-designed and cohesive aesthetic and will generally serve as a positive enhancement to North canon Drive. However, the Urban Design staff has identified various modifications that may improve upon the design:

- The base of the engaged column should return to the façade and continue across to provide an anchor to the storefronts.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – February 18, 2015

- The spacing between the top of the storefront arches and second floor window sill should be increased to provide more appropriate spacing; this may result in smaller windows, both in height and width, to achieve the correct proportions.
- With the increased spacing between the storefronts and second floor windows, the applicant team may consider adding flower boxes with metal brackets to provide greater visual interest to the façade. Should this option be explored, the façade should be double-studded to provide greater window depth and the second floor window surrounds should be removed, resulting in a simpler detail for the second floor.
- The installation of down lights, installed on a dimmer, into the second floor parapet molding should be considered to provide a subtle wash of illumination to the 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 their review on the project.

ZONING CODE COMPLIANCE

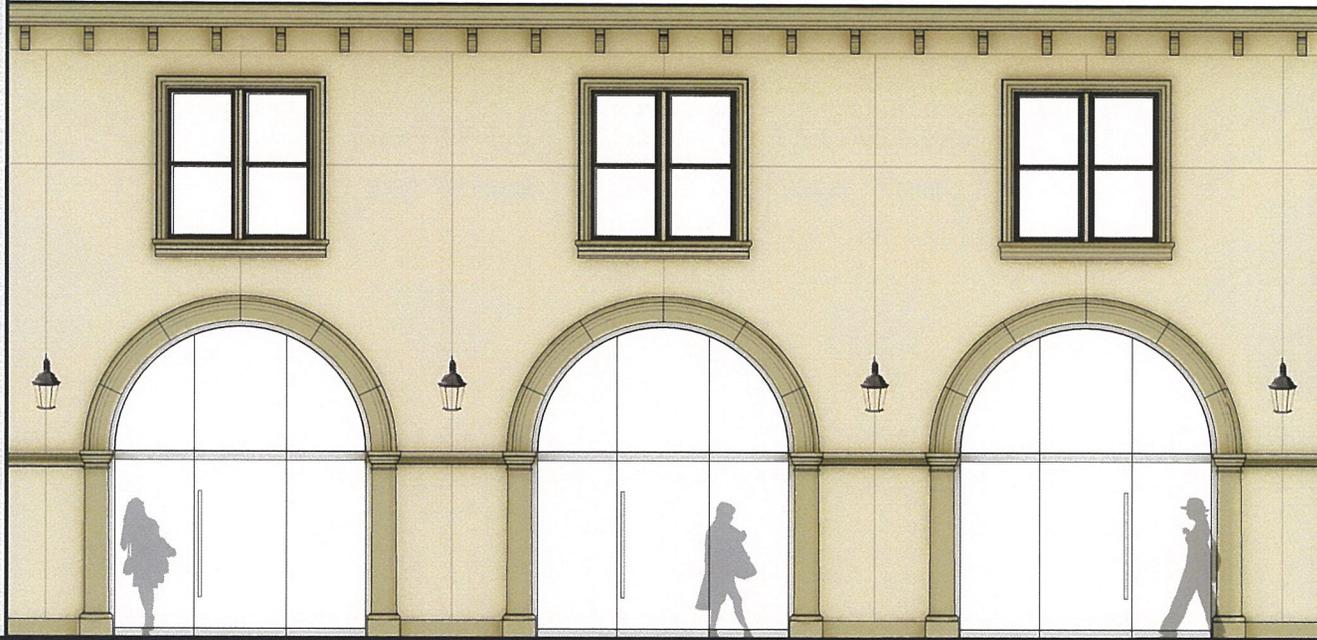
Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

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. 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 project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.



PROPOSED FRONT ELEVATION (CANON DR. SIDE)

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210



PROPOSED 3-D PERSPECTIVE RENDERING

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210





Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

Attachment B

Applicant-prepared

Response to Comments

RESPONSE TO THE COMMISSION'S COMMENTS

1. **UPPER WINDOW**
 - a. SIZE REDUCED
 - b. RECESSED 6" FROM EXTERIOR SURFACE
 - c. MOULDING KEPT REMAIN
 - d. WROUGHT IRON BALCONY ADDED
 - e. CLEAR GLAZING WITH WHITE PAINTED BACKGROUND WALL

2. **ROOF CORNICE**
 - a. CORNICE SIZE INCREASED FOR APPROPRIATE RATIO

3. **CAST STONE COLUMN**
 - a. REVISED TO FULL COLUMN WITH BASE
 - b. CONTINUE TO PROVIDE STONE BASE TO THE STOREFRONTS

4. **SIGN (A1.3 /03)**
 - a. BUILDING ADDRESS SIGN ON TOP OF STOREFRONT GLAZING
 - b. STANDING CHANNEL LETTER SIGN ON TOP OF TRANSOM
(SIGN IS UNDER SEPARATE PERMIT)

5. **LIGHTING**
 - a. BACK GROUND LIGHTING BEHIND UPPER WINDOWS
 - b. RECESSED FLOOR LIGHTING ON EACH ARCH
 - c. WALL SCONCE

6. **REAR SIDE ELEVATION (A1.3 /02)**
 - a. NEW ELEVATION DECORATED WITH CAST STONE MOULDING
 - b. WALL SCONCE

7. **STOREFRONT FRAME**
 - a. REVISED TO BRONZE COLOR FRAME



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

Attachment C
Project Design Plans



www.corbelarchitects.com
 2400 Wilton Blvd Suite 1000
 Los Angeles, California 90015
 T: 1 213 739-8002
 F: 1 213 739-8008

Project: **339 CANON
 RETAIL
 REMODELING**
 339 CANON DR
 BEVERLY HILLS, CALIFORNIA 90210

Project Owner:
Fisch Properties L.P.
 421 S. Beverly Dr. 5th Fl.
 Beverly Hills, California 90210

Engineer:

Key Plan:

Architect / Engineer Seal:



I, the undersigned, being a duly licensed and registered architect and engineer, do hereby certify that I am the author of the design and drawings hereon, and that I am a duly licensed and registered architect and engineer in the State of California, and that I am the holder of the professional seal hereon, and that I am the holder of the professional seal hereon, and that I am the holder of the professional seal hereon.

NO	ISSUED	DATE
01	1ST SUBMITTAL	2/22/15
02	2ND SUBMITTAL	3/2/2015

Project No: 13002

Drawn By:

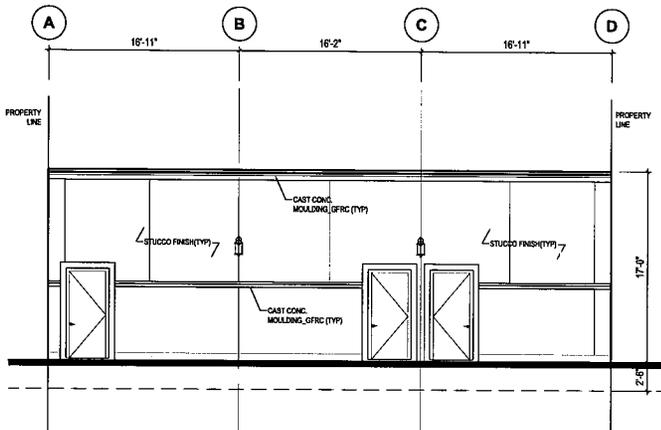
Checked By:

Sheet Name:

FRONT & REAR
 ELEVATIONS

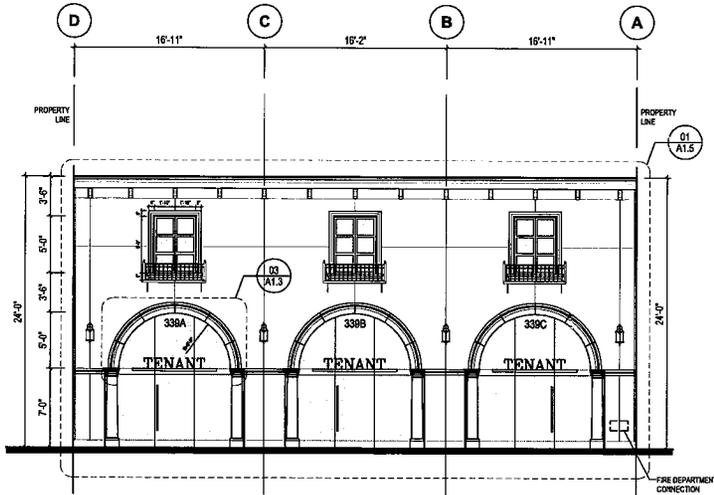
Sheet No: **A1.3**

ARCHITECTURAL REVIEW SUBMITTAL

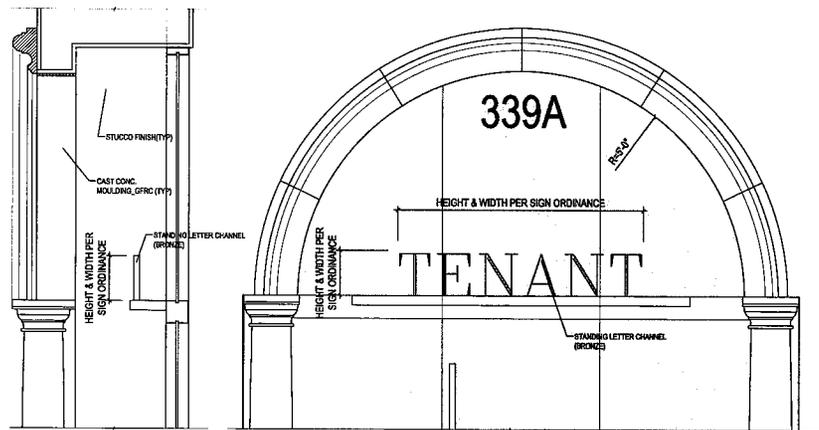


** ALL EXISTING ELECTRIC CONDUITS AND PIPES
 SHALL BE REINSTALLED INSIDE OF BUILDING

PROPOSED REAR ELEVATION (ALLEY SIDE) **02**
 Scale: 3/32"=1'-0"

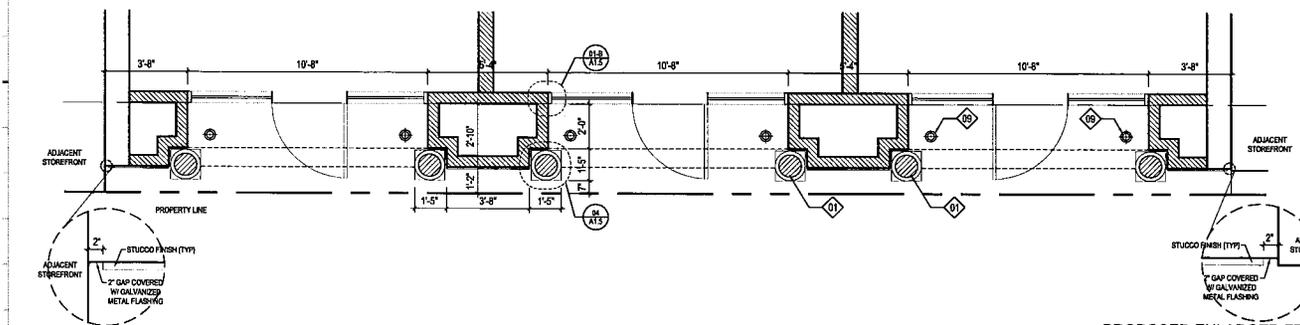
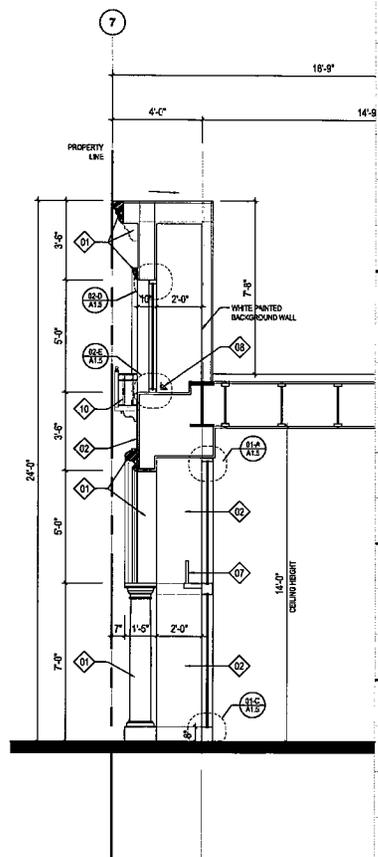
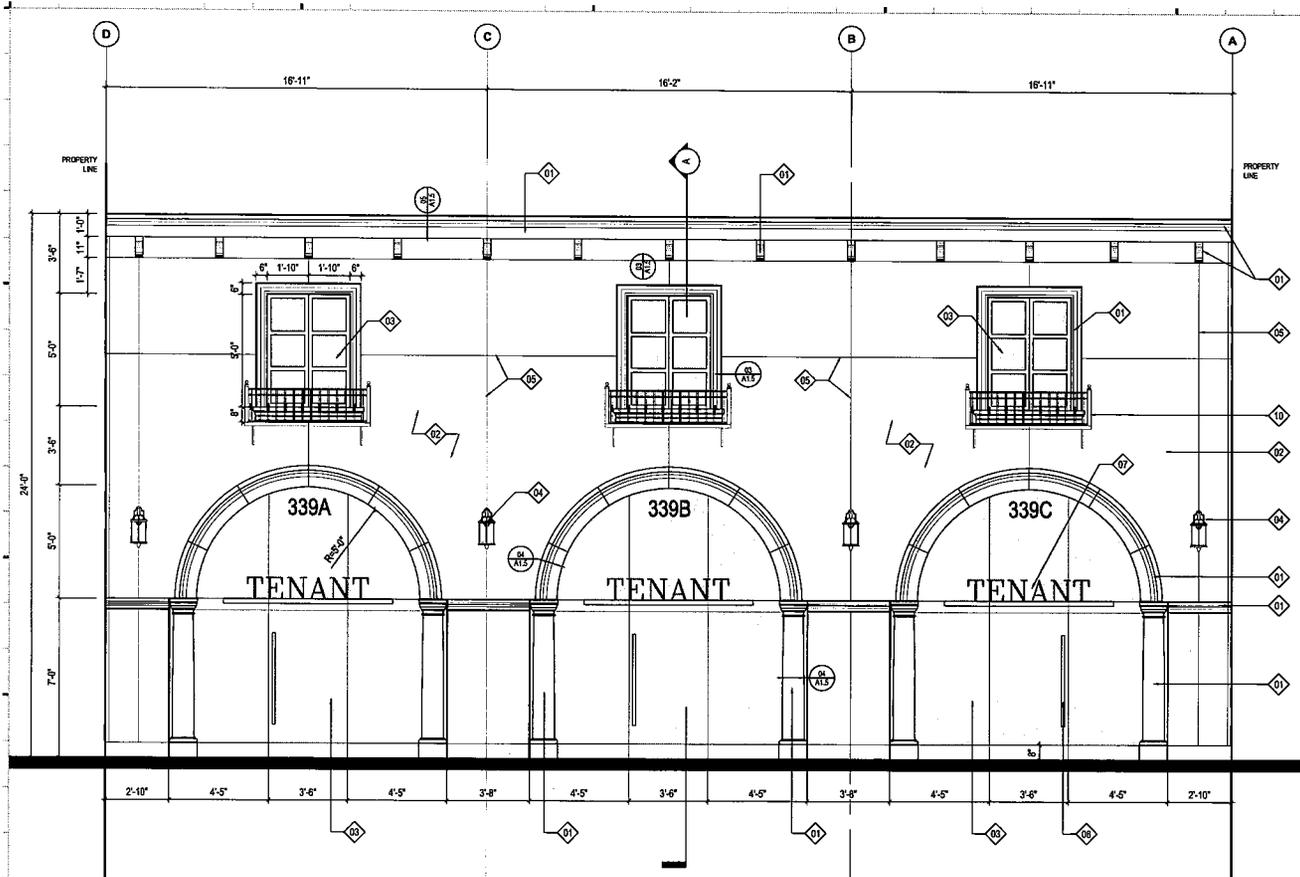


PROPOSED FRONT ELEVATION (CANON DR. SIDE) **01**
 Scale: 3/32"=1'-0"



** SIGN IS UNDER SEPARATE PERMIT

SIGN **03**
 Scale: NONE



- MATERIAL LEGEND**
- 01 CAST CONC. MOLDING (TYP) (GRC)
 - 02 STUCCO SMOOTH FINISH (TYP) / LIGHT YELLOW (CREAMY)
 - 03 STORE FRONT GLASS WINDOW (GLASS CLEAR / FRAME AL. DARK BRONZE)
 - 04 EXTERIOR LIGHTING / AL. MATTE BLACK
 - 05 EXPANSION JOINT
 - 06 ENTRANCE HANDLE (AL. DARK BRONZE)
 - 07 SIGN (STANDING LETTER CHANNEL - BRONZE)
 - 08 INTERIOR WALL SURFACE LIGHT (WHITE PAINTED BACKGROUND WALL)
 - 09 EXTERIOR FLOOR RECEIRED LIGHT
 - 10 WROUGHT IRON RAILING

PROPOSED ENLARGED FRONT ELEVATION (CANON DR. SIDE) & WALL SECTION 01
Scale: 1/4" = 1'-0"



www.corbelarchitects.com
3400 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 310 738-9802
F: 310 738-9808

Project: **339 CANON RETAIL REMODELING**
339 CANON DR.
BEVERLY HILLS, CALIFORNIA 90210

Project Owner: **Fisch Properties L.P.**
421 S. Beverly Dr. 5th Fl.
Beverly Hills, California 90210

Engineer:

Key Plan:

Architect / Engineer Seal



The information and specifications shown herein are preliminary and are subject to change without notice. The user of these drawings shall be responsible for verifying the accuracy of the information and specifications shown herein.

NO	ISSUED	DATE
01	1ST SUBMITTAL	2/22/2015
02	2ND SUBMITTAL	3/2/2015

Project No: 13002

Drawn By:

Checked By:

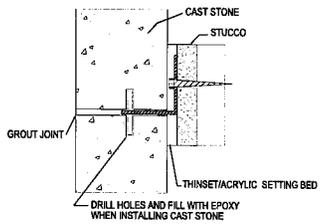
Sheet Name:

EXTERIOR ELEVATION & SECTION

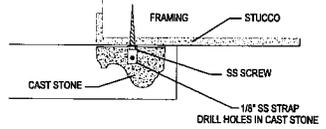
Sheet No:

A1.5

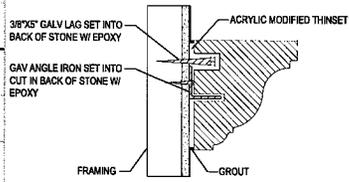
ARCHITECTURAL REVIEW SUBMITTAL



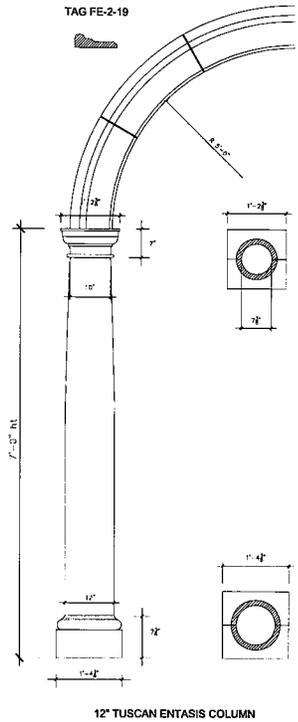
STRAP AND PIN AT EACH JOINT DETAIL (TYP)
Scale: NTS



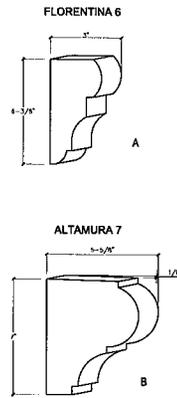
MOLDING ATTACHMENT DETAIL (TYP)
Scale: NTS



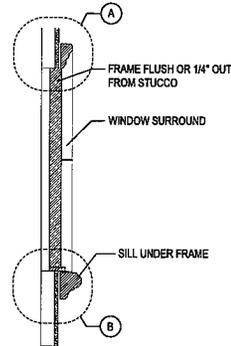
MOLDING ATTACHMENT DETAIL (TYP)
Scale: NTS



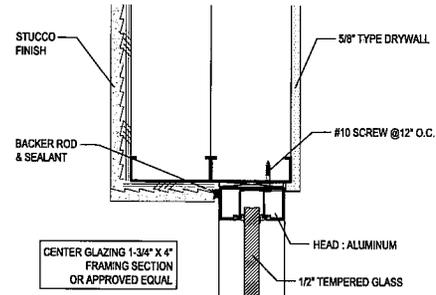
COLUMN DETAIL
Scale: NTS



WINDOW SURROUND DETAIL
Scale: NTS

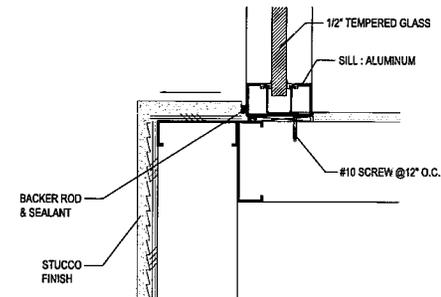


D' - WINDOW HEAD DETAIL

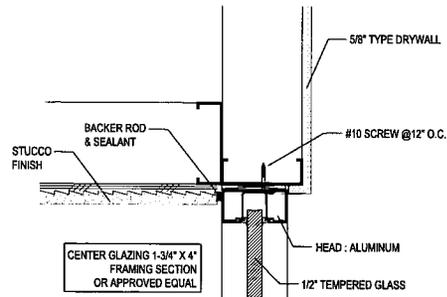


WINDOW ASSEMBLY DETAIL
Scale: 3/4\"/>

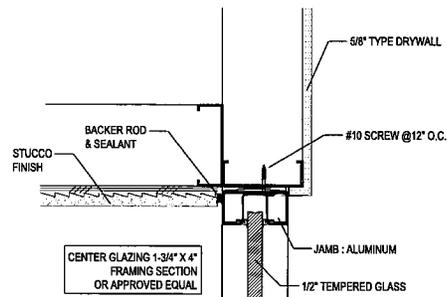
E' - WINDOW SILL DETAIL



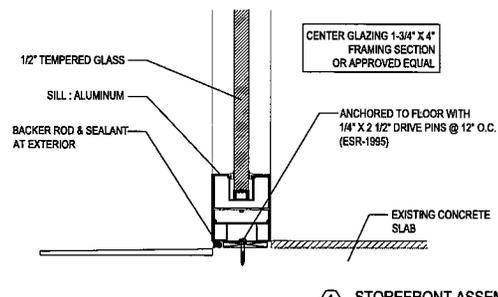
A' - STOREFRONT HEAD DETAIL



B' - STOREFRONT JAMB DETAIL



C' - STOREFRONT SILL DETAIL



STOREFRONT ASSEMBLY DETAIL
Scale: 3/4\"/>



www.corbelarchitects.com
3455 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 213 738-6902
F: 213 739-8008

**339 CANON
RETAIL
REMODELING**

339 CANON DR.
BEVERLY HILLS, CALIFORNIA 90210

Project Owner:

Fisch Properties L.P.
221 S. Beverly Dr. 5th Fl.
Beverly Hills, California 90210

Engineer:

Architect / Engineer Seal:



ALL DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO CORBEL ARCHITECTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

NO	ISSUED	DATE
01	1ST SUBMITTAL	2/2/2015
02	2ND SUBMITTAL	2/26/2015

Project No: 13002

Drawn By:

Checked By:

Sheet Name:

DETAILS

A1.6

ARCHITECTURAL REVIEW SUBMITTAL



PROPOSED FRONT ELEVATION (CANON DR. SIDE)

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210





PROPOSED 3-D PERSPECTIVE RENDERING

Fisch Properties L.P.

339 CANON RETAIL REMODELING

339 CANON DR. BEVERLY HILLS, CA 90210





Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – March 18, 2015

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE REMODEL TO AN EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 339 NORTH CANON DRIVE (PL1501038).

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

Section 1. David Kim, Corbel Architects, agent, on behalf of the property owner, Fisch Properties LP, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel to an existing commercial building for the property located at 339 North Canon Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. 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 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. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearings on **February 18, 2015 and March 18, 2015** 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 Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which

may tend to make the environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707

of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural 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. **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. **Architectural 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. 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 Architectural Commission.
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.

Section 8. The Secretary of the Architectural 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 Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 18, 2015

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission