Design Review Commission

July 1, 2010

126 North Maple Drive

Along Maple Drive

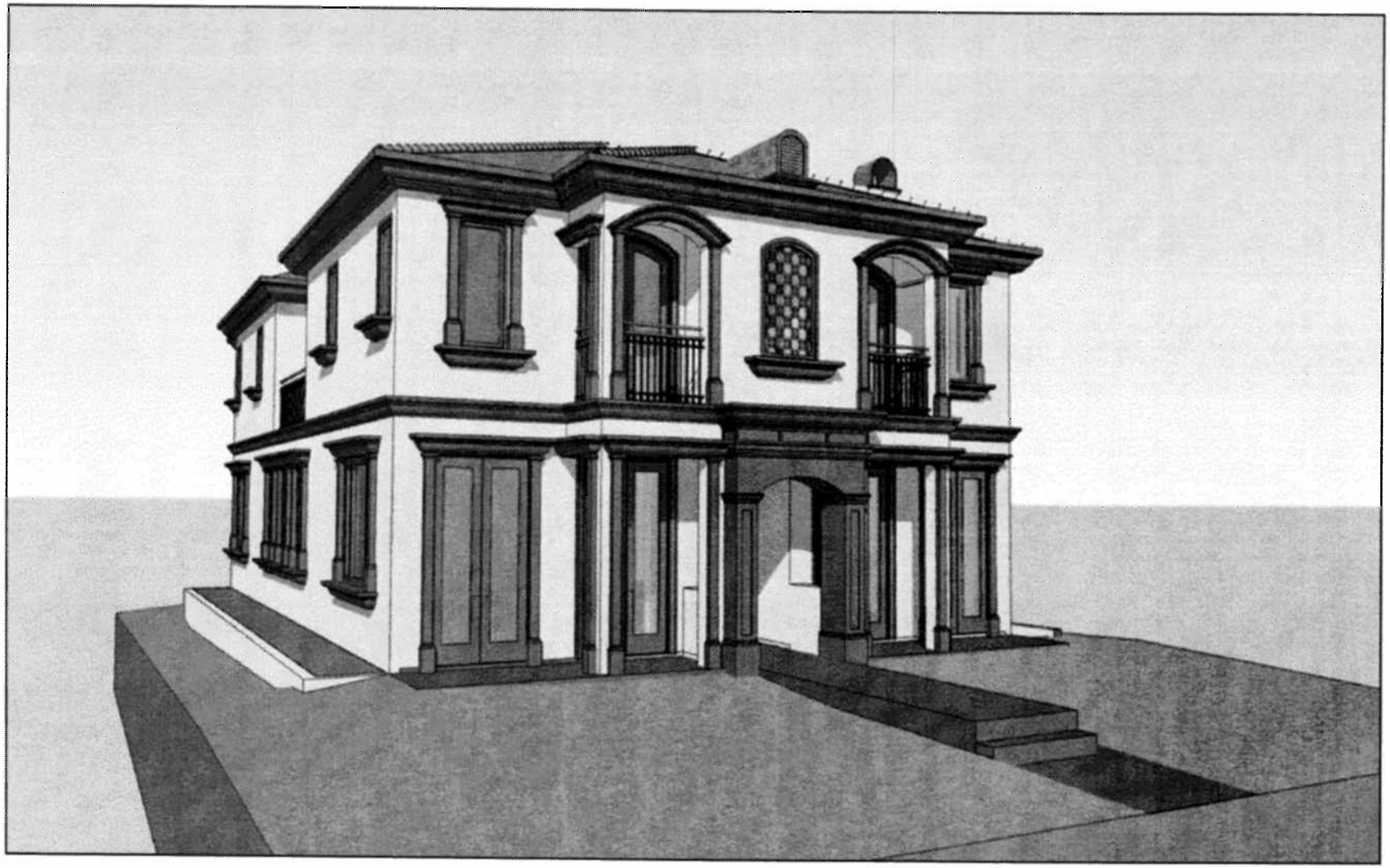
Along Clifton Way

Existing

Design Review Commission

July 1, 2010

126 North Maple Drive



Previous Design - Project Preview - 4/1/10

Design Review Commission

July 1, 2010

126 North Maple Drive

Proposed – 5/6/10

Design Review Commission

July 1, 2010

126 North Maple Drive

Proposed Rendering – 6/3/10

STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of July 1, 2010

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **126 North Maple Drive. (PL 101 0459).**

Continued from the meeting of June 3, 2010

EXECUTIVE SUMMARY

This project was previously scheduled to be reviewed by the Commission at its June 3, 2010 meeting; however, due to a lack of a quorum the item was continued to the July 1, 2010 meeting. The June 3, 2010 staff report is attached for review by the Commission, and no project changes have occurred since the preparation of the staff report. A draft resolution has been provided in the event that the Commission is able to make all required findings in support of the project.

RYAN GOHLICH
Associate Planner

Attachments:

1. June 3, 2010 Staff Report
2. Draft Design Review Commission Resolution

STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of June 3, 2010

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **126 North Maple Drive. (PL 101 0459).**

Continued from the meeting of May 6, 2010

EXECUTIVE SUMMARY

The Commission previously reviewed this project at its May 6, 2010 meeting. At this meeting, the Commission provided the applicant with comments and direction, and returned the item for restudy.

The comments provided by the Commission, and the applicant's response are as follows:

Commission Comment	Proposed Modification
1. The windows at the stairwell and along the street-side elevation should be restudied, and possibly made taller.	1. The applicant added a small, round window at the top of the stairwell. Additionally, the height of the windows along the street-side elevation was increased in order to provide for wrought iron railings.
2. The exterior stairs along the street-side elevation should be eliminated.	2. The exterior stairs have been eliminated.
3. The street side elevation, including the trims and windows, needs more modulation/design to prevent the appearance of one flat facade.	3. Additional pre-cast molding has been added around the openings along the street-side elevation, second-floor windows have been made taller with wrought iron railings, and two, small peaks have been added to the roofline.
4. Consider providing a garage at the rear of the property instead of just a large iron gate.	4. A garage has not been provided and the iron gate remains unchanged.
5. Eliminate the fence from the front yard and round out the street corner, as the current design closes off the corner of	5. The front fence has been eliminated from the design. All that remains is a low wall for retaining purposes to level the grade within the front yard.

the street.	However, the wall does not round out the corner of the property and instead provides a square corner.
6. Consider providing a larger setback along the street-side elevation to create planting areas.	6. The setback has not been modified along the street-side, but Italian Cypress trees have been added along the street-side elevation to soften the appearance of the structure.
7. The landscape plan should be modified to provide something more substantial than two, small palm trees.	7. The palm trees have been eliminated from the landscape plan, and the current design proposes four, 48-inch box Italian Cypress trees within the front setback.
8. The proposed deign is very boxy and does not take advantage of its corner location. The structure should be redesigned to appear less massive, and the corner location needs to be incorporated into the design and orientation of the project.	8. Other than the modifications outlined above, no substantial design changes were made to address the boxy appearance of the project or its corner location.
Additionally, it should be noted that the horizontal mullions on the front of the project have been removed from the renderings and elevations. The window and door schedules still show horizontal mullions, and staff has recommended a condition to restore the mullions on the front façade and add mullions to the street-side façade.	

GENERAL INFORMATION	
Applicant	Hamid Gabbay
Project Owner	Mr. and Mrs. Shawn Shamsian
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	7,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

See previous staff report, attached.

PROJECT DESCRIPTION

See previous staff report, attached.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on April 26, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

DESIGN ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. ***The proposed development's design exhibits an internally compatible design scheme.***

The proposed design includes high quality materials such as slate roofing, wood doors and windows, and precast concrete molding. The proposed materials and details appear to be consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's design and consistent use of materials, it appears to exhibit an internally compatible design scheme. Therefore, it may be possible to make the required finding.

2. ***Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***

The proposed project follows a boxier architectural style, and primarily provides modulation through the use of recessed windows and doors, a recessed entryway, balconies, and pre-cast moldings. These design elements provide a variety of modulation, but may not do enough to reduce the appearance of scale and mass as viewed from the street and street side. Based on the limited modulation provided, the Commission may wish to discuss this finding further.

The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. ***The development will enhance the appearance of the neighborhood.***

The proposed project appears to utilize high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design appears to follow a consistent, balanced theme. However, because the project may not appropriately minimize the appearance of scale and mass, the Commission may wish to discuss this finding further.

4. ***The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.***

As proposed, the structure meets the City's current side setback requirements along all property lines. Additionally, the proposed project is located on a corner property, which has only one shared property line. Because the project meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. ***The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

The proposed project respects prevailing setbacks found along the adjacent streetscape, but may not fully utilize its siting as a corner property, which may be inconsistent with corner properties in its vicinity. Additionally, the project is generally larger in scale and mass than some of the existing residences on the block. Therefore, the Commission may wish to discuss whether the project would be a harmonious addition to the existing neighborhood.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;

2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;

3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or

4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing information and conclusions that may result from testimony received during the Design Review Commission deliberations, staff recommends that the Commission review the proposed project for conformance with the above findings. If the required findings can be made the Commission may approve or conditionally approve the project. If the required

findings cannot be made, the Commission may either deny the project or return the item for further study and redesign. If the Commission determines that the required findings can be made in support of the project, staff recommends that the following conditions be made a part of the record:

1. Horizontal mullions shall be added to the windows and doors along the front and street-side elevations.

2. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.

3. Final plans shall include spec sheets for windows and call-outs on a colored elevation for each material proposed for verification in the field during construction.

4. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review.

RYAN GOHLICH
Associate Planner

Attachments:

1. May 6, 2010 Staff Report

STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
May 6, 2010
PL1010459

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **126 North Maple Drive.**

EXECUTIVE SUMMARY

Hamid Gabbay, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **126 North Maple Drive**. This project was previously reviewed as a preview item at the Commission's April 1, 2010 meeting.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style.

Although the proposed project was prepared by a licensed architect, the proposed residence may not conform to a single, pure architectural style; therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

As proposed, the design meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Hamid Gabbay
Project Owner	Mr. and Mrs. Shawn Shamsian
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	7,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 150-feet long (lot average width and length), located on the east side of the 100 block of North Maple Drive between Clifton Way and Wilshire Boulevard. The lot is currently developed with a one-story residence and detached garage. The existing primary residence and garage would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes to the north, east, and west.

The Commission should note that the proposed project is a corner property, located at the intersection of North Maple Drive and Clifton Way.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 7,500 square foot lot, and is required to provide a 5-foot setback along each side because it is a corner lot (mid-block homes are required to provide a 9-foot setback on one side and a 5-foot setback on the other). The main house would have a total floor area of 4,496 square feet, which is just 4 square feet below the maximum-allowed floor area of 4,500 square feet. Additionally, the project includes a 2,051 square foot basement. No accessory structures are proposed.

As proposed, the total height of the primary residence would be 30 feet to the highest point of the roof (30 feet maximum height allowed). The proposed project follows a boxier architectural style, but modulation is incorporated throughout the façade by recessed doors and windows, balconies, a deeply inset entryway, and heavy eaves.

Parking
A total of four parking spaces have been provided behind the front yard setback, which meets the number of parking spaces required by the BHMC. The proposed parking is provided by 4 unenclosed parking spaces at the rear of primary residence.

Design
The style of the project does not appear to meet any of the architectural styles identified in the City's Design Catalog, however, the project's architect has described the style as Italianate.

Materials
The materials proposed for the new structure are as follows:

- Smooth Trowel Stucco - Beige in color
- Precast Concrete Molding
- Green Slate Roof Tiles
- Wood Windows and Doors - Painted

Paving:
The total amount of paving permitted within the front yard of the subject site is 400 square feet. The proposed project includes a total of 125 square feet of paving within the front yard, which allows for a walkway connecting the sidewalk to the front entry of the house. A 3-foot tall garden wall and fence is proposed within the front setback of the property, and 6-foot tall block walls are proposed along the side and rear property lines.

Landscape Design:
Landscaping within the front and street side yards includes box hedges, impatiens, and palm trees. The proposed landscaping is generally low-growing, and does not provide any mature-sized trees. Because of this, staff recommends a condition requiring a revised landscape plan.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on April 26, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. To date staff has not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

DESIGN ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. ***The proposed development's design exhibits an internally compatible design scheme.***

The proposed design includes high quality materials such as slate roofing, wood doors and windows, and precast concrete molding. The proposed materials and details appear to be consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme. Therefore, it is possible to make the required finding.

2. ***Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***

The proposed project follows a boxier architectural style, but provides modulation through the use of recessed windows and doors, a recessed entryway, balconies, and deep eaves. These design elements provide a variety of modulation along all elevations, which help to reduce the appearance of scale and mass. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding.

As conditioned, the landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. ***The development will enhance the appearance of the neighborhood.***

The proposed project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design appears to follow a consistent, balanced theme, while maintaining an appropriate level of scale and mass. Therefore, the proposed project is expected to enhance the appearance of the neighborhood.

4. ***The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.***

As proposed, the structure meets the City's current side setback requirements along all property lines. Additionally, the proposed project is located on a corner property, which has only one shared property line. Because the project meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. ***The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

The proposed project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that the project will be consistent with the surrounding area. Based on its design, the proposed project appears to maximize floor area without appearing unduly massive and bulky and so would be a harmonious addition to the existing neighborhood.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;

2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;

3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or

4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission approve the project subject to the following conditions, and add any conditions the Commission feels are needed in order to make the required findings.

1. A revised landscape plan shall be prepared by a licensed landscape architect and returned to staff for final review and approval. Said plan shall comply with the City's water efficient landscaping requirements and include an appropriate mix of mature trees (48" box minimum size), low plantings and groundcover.

2. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.

3. Final plans shall include spec sheets for windows and call-outs on a colored elevation for each material proposed for verification in the field during construction.

4. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review.

RYAN GOHLICH
Associate Planner

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 126 NORTH MAPLE DRIVE

Hamid Gabbay, architect on behalf of the property owner, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City. As proposed, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

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

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered, or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style, but has been designed by a licensed architect. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 5. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- Project changes during the course of the Commission's review include the following:

- The applicant added a small, round window at the top of the stairwell. Additionally, the height of the windows along the street-side elevation was increased in order to provide for wrought iron railings;
    - The exterior stairs were eliminated;
    - Additional pre-cast molding were added around the openings along the street-side elevation, second-floor windows were made taller with wrought iron railings, and two, small peaks were added to the roofline;
    - The front fence was eliminated from the design, resulting in a low wall for retaining purposes to level the grade within the front yard; and
- Italian Cypress trees were added along the front and street-side elevations.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	126 North Maple Drive
"Agent"	Hamid Gabbay
"Property Owner"	Mr. and Mrs. Shamsian
"Applicant"	Collectively, the property owner and agent.

Section 3. Project Description.

The lot is currently developed with a with a one-story residence and detached garage. The existing primary residence and garage would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes to the north, east, and west.

Section 4. Environmental Assessment.

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14,

Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (Replacement or Reconstruction) in accordance with the requirements of Section 15302 of the Guidelines as the Project involves the reconstruction of a new single family residence on the same site and which will have substantially the same purpose and capacity as the structure being replaced. Therefore, so significant impacts to the environment are anticipated.

Section 5. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- Project changes during the course of the Commission's review include the following:
  - The applicant added a small, round window at the top of the stairwell. Additionally, the height of the windows along the street-side elevation was increased in order to provide for wrought iron railings;
  - The exterior stairs were eliminated;
  - Additional pre-cast molding were added around the openings along the street-side elevation, second-floor windows were made taller with wrought iron railings, and two, small peaks were added to the roofline;
  - The front fence was eliminated from the design, resulting in a low wall for retaining purposes to level the grade within the front yard; and
  - Italian Cypress trees were added along the front and street-side elevations.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

Susan Strauss
Chair of the Design Review Commission of the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The proposed development's design exhibits an internally compatible design by incorporating high quality materials such as slate roofing, wood doors and windows, and precast concrete molding. The proposed materials and details appear to be consistent throughout the project's design, thereby creating a uniform design scheme.

2. 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. The proposed project follows a boxier architectural style, but provides modulation through the use of recessed windows and doors, a recessed entryway, balconies, and pre-cast moldings. These design elements provide a variety of modulation and reduce the appearance of scale and mass as viewed from the street.

The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. The proposed development will enhance the appearance of the neighborhood by utilizing high quality building materials and design. Additionally, the design appears to follow a consistent, balanced theme that will contribute to the appearance of the surrounding neighborhood.

4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors by meeting the City's current side setback requirements along all property lines. Additionally, the proposed project is located on a corner property, which has only one shared property line. Because the project

meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. 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 homes. The project is generally larger in size than surrounding properties, but utilizes a variety of modulation and landscaping features to soften its appearance, thereby creating a harmonious addition to the area.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

PROJECT-SPECIFIC CONDITIONS:

1. Horizontal mullions shall be added to the windows and doors along the front and street-side elevations.

STANDARD CONDITIONS:

1. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.

2. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on <insert date>, on file with the Department of Community Development.

3. Future Modifications: Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.

4. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.

5. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.

6. Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.

7. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

8. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

9. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

10. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the 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 this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review 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 R-1 Design Review **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 R-1 Design Review.

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF BEVERLY HILLS)

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. _____ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on July 1, 2010 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
JONATHAN LAIT, AICP
Secretary to the Design Review
Commission/City Planner
City of Beverly Hills, California