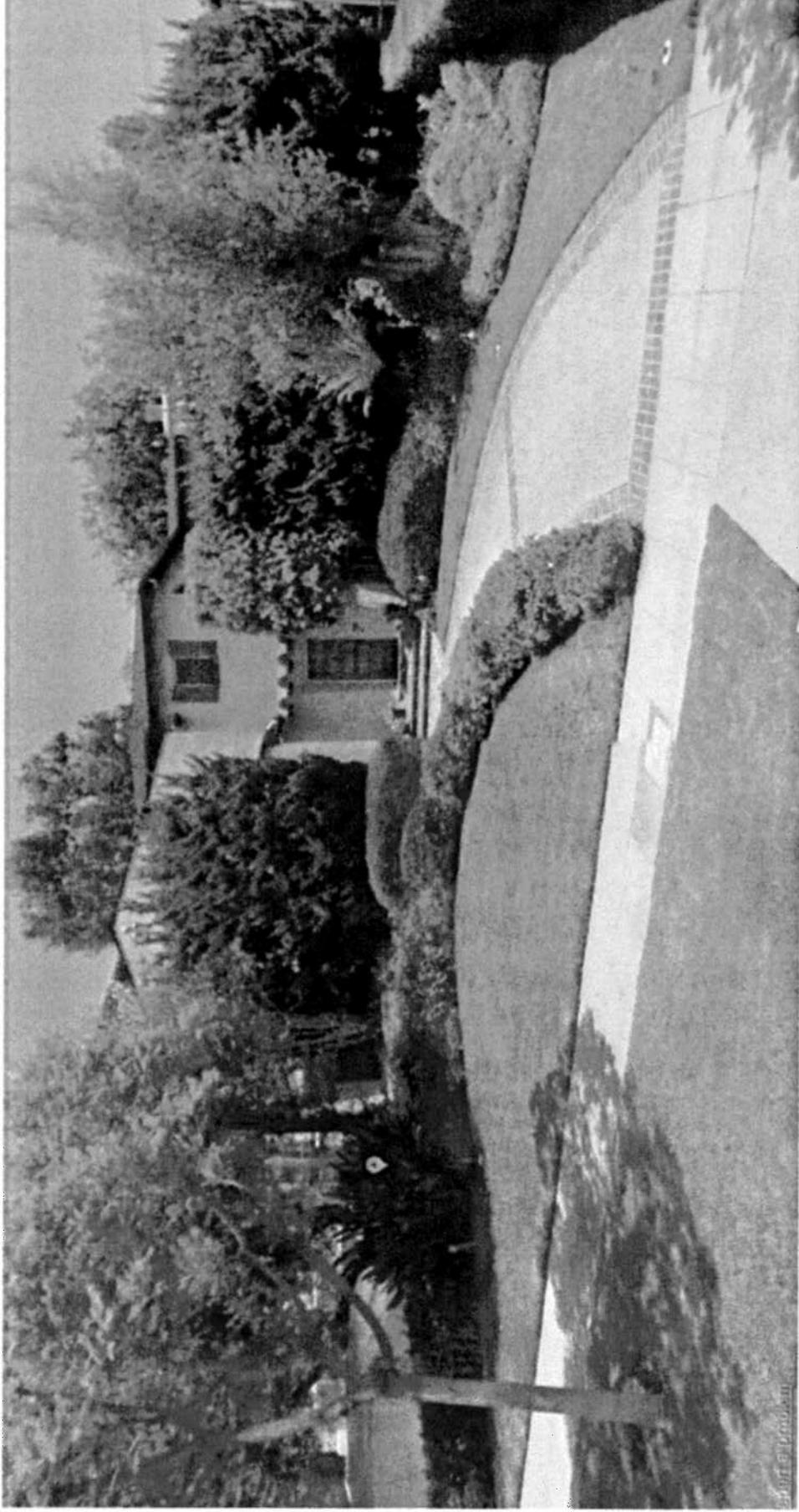




Design Review  
Commission

September 13, 2011

# 612 North Palm Drive



Existing

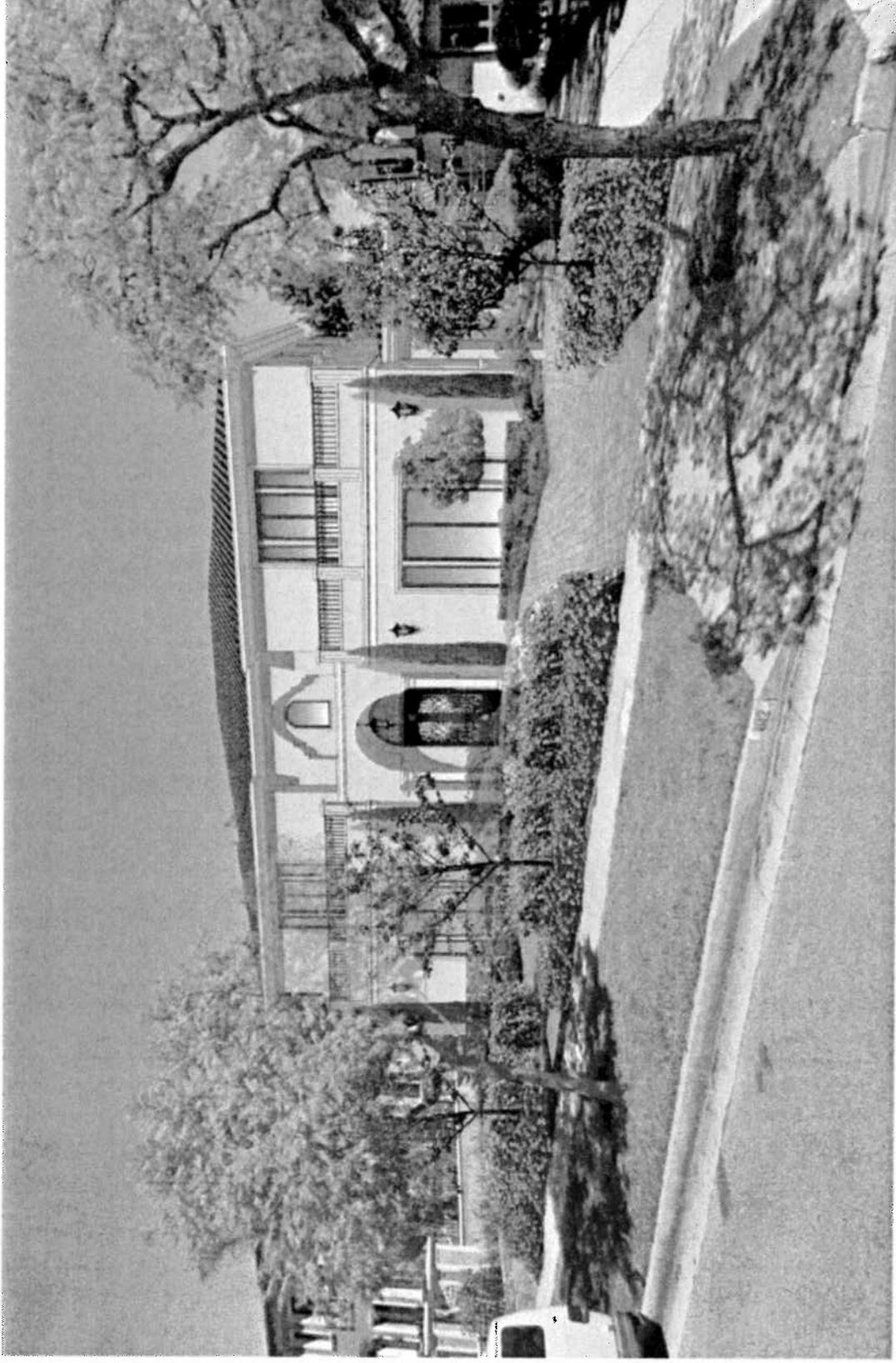




Design Review  
Commission

September 13, 2011

# 612 North Palm Drive



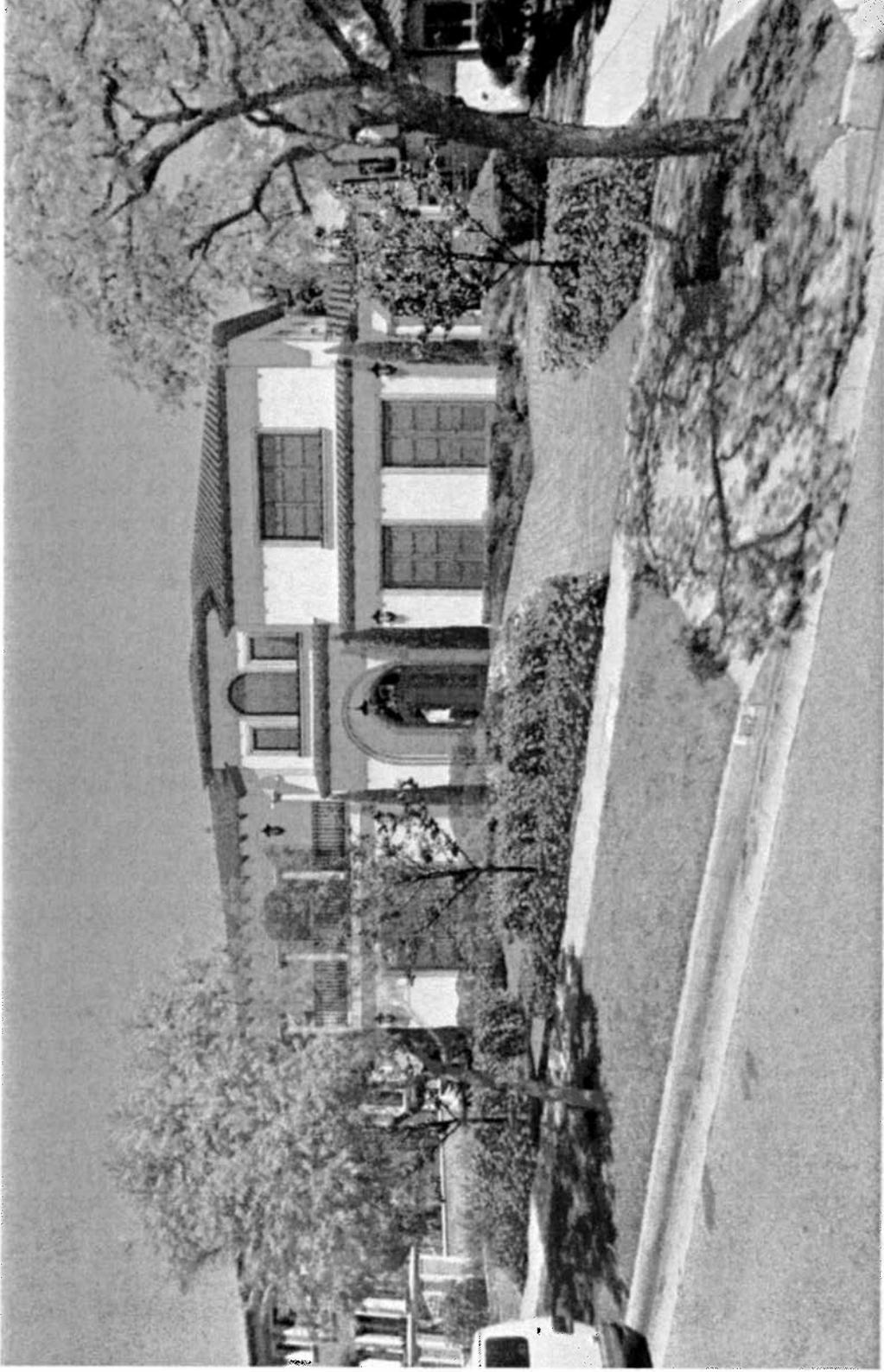
Proposed Elevation – Aug. 4, 2011



Design Review  
Commission

September 13, 2011

# 612 North Palm Drive



Revised Elevation



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission  
Meeting of September 13, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, 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, north of Santa Monica Boulevard at **612 North Palm Drive (PL 110 7578)**

*Continued from the meeting of August 4, 2011.*

**EXECUTIVE SUMMARY**

This item was previously reviewed by the Design Review Commission at its meetings on June 2, 2011 and August 4, 2011. At those meetings, the project was presented by the designer, Eduardo De La Torre. Since those meetings, the applicant has hired an architect, Charles Hefner, AIA to take over the project. The new architect has redesigned the project to address the Commission's comments from the August 4, 2011 meeting as follows:

*Continued on the next page.*

<b>Design Review Commission Requests August 4, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The design is not internally compatible – the design elements do not gel together nor contribute to a greater overall design. The design appears to be a large box with appliqué façade.	1. The applicant has redesigned the project details and the proportions of the project details so that they better complement one another.
2. The design does not reduce mass and scale – the design appears vertical in orientation.	2. The applicant has incorporated more planes of modulation and simplified details to reduce the scale and mass. The applicant has also had some details that have a horizontal orientation to break up the verticality of the façade. These details included windows and a colonnade style balcony at the second floor.
3. The design does not enhance the neighborhood – various existing residences have multiple functional planes of modulation or are an appropriate use of an architectural style. This residence does not contain either.	3. The applicant has redesigned the façade in an effort to incorporate functional planes of modulation and an appropriate style of architect.
4. The design does not provide harmony between the older residences and the new design. The design appears too prominent and lacks grace and style.	4. The applicant has redesigned the residence in an effort to provide harmony between old and new.
5. The terraces are not functional and do not serve a purpose. The design does not contain smooth movements between planes of the façade.	5. The applicant has and removed one terrace and has redesigned the remaining terrace so that it is functional. The applicant has also modified the planes of the façade so there is a smoother movement between them.
6. Spacing should be provided between the top of the second floor windows/doors and the roofline above.	6. The applicant has provided spacing between the tops of the windows and doors and the rooflines above.
7. The roof overhangs do not line up. The roof element along the left appears to be an addition.	7. The applicant has made modifications to the roof overhangs.
8. The three front doors are awkward in terms of proportions. The 8'-0" high ground floor doors create a lack of hierarchy in the design.	8. The applicant has modified the front entry door. It is now a double door composed mostly of wood with narrow sections of glass and iron. The applicant has modified the other openings along the ground floor to create the hierarchy of design.
9. A different style of architecture with consistent details and appropriate mass and scale should be chosen.	9. The applicant is now proposing a modified Italianate/Tuscan style of architecture.

A material board will be presented at the meeting.

**PUBLIC NOTICE AND COMMENTS**

The Commission may recall, at the June 2, 2011 meeting, the neighboring property owner to the south attended the public hearing and expressed concerns regarding the projects impact to her property's light and air, in addition to privacy concerns. On June 12, 2011, staff met with the concerned property owner and the project applicant team (designer and property owner) to further discuss the concerns of the neighbor as well as discuss solutions to mitigate the concerns. Because of the discussions during the meeting, the applicant team has agreed to increase the landscaping along the southern rear property line. A revised landscape plan was presented to the Commission at the August 4, 2011 meeting. The revised landscaping included five (5) Italian Cypress trees (24" boxes), as well as providing two 24" diameter potted plants at the second floor terrace. There have been no changes the landscape plan since the August 4, 2011 meeting.

**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, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

**Attachment:**

- Exhibit A – June 2, 2011 DRC Staff Report
- Exhibit B – August 2, 2011 DRC Staff Report
- Exhibit C – Draft Resolution of Approval
- Exhibit D – DRC Findings
- Exhibit E – Recommended Conditions of Approval

612 North Palm Drive  
For the Design Review Commission Meeting of September 13, 2011

**Exhibit A**

June 2, 2011 - DRC Staff Report



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission**  
**Meeting of June 2, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, 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, north of Santa Monica Boulevard at **612 North Palm Drive (PL 110 7578)**

**EXECUTIVE SUMMARY**

Eduardo De La Torre, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence with basement at **612 North Palm Drive**.

**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 or if the project has not been prepared by a licensed architect.

The proposed project was not prepared by a licensed architect nor does the proposed residence 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**

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Eduardo De La Torre
<b>Project Owner</b>	Faramarz B. Broman
<b>Zoning District</b>	Central R-1 Area – North of Santa Monica Boulevard
<b>Parcel Size</b>	12,729 square feet
<b>Listed in City's Historic Survey</b>	No

## **SITE AND AREA CHARACTERISTICS**

The project site is approximately 81-feet wide by 156-feet long (lot average width and length), located on the east side of the 600 block of North Clark Drive between Elevado Avenue and Carmelita Avenue. The lot is currently developed with a two-story residence and detached guest house and garage. The existing primary residence and detached guest house would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The proposed project is located on a 12,729 square foot lot and would contain 6,507 square feet of floor area, under the maximum permitted by the Beverly Hills Municipal Code (6,591 square feet maximum permitted). As proposed, the total height of the primary residence would be 28 feet to the highest point of the roof (28 feet maximum permitted by BHMC). The project designer has described the project as contained architectural elements sometimes found in the Italian Renaissance Revival style of architecture and the Tuscan Villa Palladian style of architecture. The main façade is mostly flat with some modulation found in the balconies along the first and second floors and the recessed entry. The remainder of the façade flat with some architectural detail embellishments.

### **Parking**

Three parking spaces have been provided within the driveway along the southern side of the residence, which meets the number of parking spaces required by the BHMC.

### **Design**

The project designer has described the project as contained architectural elements sometimes found in the Italian Renaissance Revival style of architecture and the Tuscan Villa Palladian style of architecture.

### **Materials**

The materials proposed for the new structure are as follows:

- Wood windows and doors
- Smooth stucco façade (La Habra Stucco – X-542 Alamo)
- Custom wrought iron railings
- Clay tile roof
- Precast concrete window trims
- Precast concrete horizontal trim ribbon along the façade
- Copper gutters and downspouts

### **Paving:**

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 33% of the area of the front yard in addition to one walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback. For the subject property, the maximum area of paving permitted is 1262.60 square feet. The proposed paving area is 1261 square feet, which complies with the BHMC.

Landscape Design:

The applicant has submitted a landscape plan, which proposes to maintain some existing mature trees and proposes new plant species. The plant species proposed include Lemon trees, Italian Cypress trees, Fern pine trees, Japanese boxwood, English lavender, and bougainvillea plants.

**PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on May 24, 2011 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).

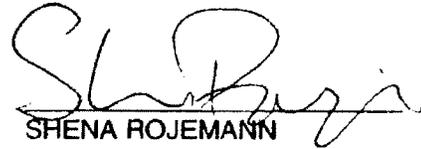
**CRITERIA FOR REVIEW**

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 required five criteria. As presented, staff does not feel that the project meets the five required criteria (attached as Exhibit A). Staff has concerns with entry configuration/design as well as the overall refinement of the design. The Commission may wish to discuss the mass and scale of the design.

If the Commission chooses to approve the design, the findings found in Exhibit A must be made verbally at the meeting.

**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, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

Attachment:

- Exhibit A – DRC Findings
- Exhibit B - Standard Conditions of Approval

612 North Palm Drive  
For the Design Review Commission Meeting of September 13, 2011

**Exhibit B**

August 4, 2011 - DRC Staff Report



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission**  
**Meeting of August 4, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, 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, north of Santa Monica Boulevard at **612 North Palm Drive (PL 110 7578)**

*Continued from the meeting of June 2, 2011.*

**EXECUTIVE SUMMARY**

Eduardo De La Torre, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence with basement at **612 North Palm Drive**.

This item was reviewed by the Commission at its June 2, 2011 meeting. At that meeting, the Commission stated the following comments:

<b>Design Review Commission Requests June 2, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The roof does not appear very substantial – consider increasing the pitch of the roof.	1. The applicant has increased the pitch of the roof so that the roof appears to be in better proportion.
2. The central entry design does not appear to be appropriately proportioned. The entry door is excessive in size and the window above is out of proportion. Redesign the entry.	2. The applicant has redesigned the central entry element; reducing the size of the entry door and the window above.
3. The railings should be simplified (niches are excessive) and the gold detailing removed.	3. The applicant is proposing a simplified railing design and has removed the gold detailing (see the façade elevation).
4. The landscaping needs to be more substantial.	4. The applicant has increased the amount of landscaping as well as the sizes of the proposed landscape materials.
5. The 'Italianate' trend of architecture has inundated the City – consider a different style of architecture.	5. The applicant has not changed the overall style of architecture.
6. The proposed fence/walls appear to close of the building from the street. Consider removing these elements.	6. The applicant has maintained the fence/walls, however has simplified the wrought iron design.
7. The project lacks overall design and a hierarchy of elements.	7. The applicant has revised the façade elements including the wrought iron, the entry and the windows/doors in an effort to create a hierarchy of elements.
8. The moldings lack functionality and appear to be just surface décor.	8. The applicant has simplified much of the molding details.

**PUBLIC NOTICE AND COMMENTS**

The Commission may recall, at the June 2, 2011 meeting, the neighboring property owner to the south attended the public hearing and expressed concerns regarding the projects impact to her property's light and air, in addition to privacy concerns. On June 12, 2011, staff met with the concerned property owner and the project applicant team (designer and property owner) to further discuss the concerns of the neighbor as well as discuss solutions to mitigate the concerns. As a result of the meeting's discussions, the applicant team has agreed to increase the landscaping along the southern rear property line. The revised landscaping includes five (5) Italian Cypress trees (24" boxes), as well as providing two 24" diameter potted plants at the second floor terrace.

**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, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

**Attachment:**

- Exhibit A – June 2, 2011 DRC Staff Report
- Exhibit B – DRC Findings
- Exhibit C – Recommended Conditions of Approval
- Exhibit D – Draft Resolution of Approval

612 North Palm Drive  
For the Design Review Commission Meeting of September 13, 2011

**Exhibit C**

Draft Resolution of Approval

RESOLUTION NO. DR

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 612 NORTH PALM DRIVE

Charles Hefner, AIA, applicant 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.

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 or has not been designed by a licensed architect. Although designed by a registered architect, the project was not found to adhere to a pure architectural style, 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 4: Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

<b>The Following Terms</b>	<b>Shall Mean:</b>
"Project Site"	612 North Palm Drive
"Agent"	Charles Hefner, AIA
"Property Owner"	Faramarz B. Broman
"Applicant"	Collectively, the property owner and agent.

Section 3. Project Description.

The lot is developed with a two-story residence and detached garage. The existing structures would be demolished and the new two-story residence will be developed on the site. Surrounding development consists of one- and two-story single-family homes.

Section 4. 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.

- A Public Hearing for this project was held on the following date(s):
  - June 2, 2011
  - August 4, 2011
  - September 13, 2011
- Architectural plans were conditionally approved by the Commission on September 13, 2011.

Section 5. 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 of a single-family residence) in accordance with the requirements of Section 15302 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

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: September 13, 2011

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Howard Szabo  
Chair of the Design Review Commission of  
the City of Beverly Hills, California

ATTEST:

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Shena Rojemann  
Secretary

## **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 project includes high quality materials such as smooth stucco, two-piece mission roof tile, and wood windows and doors. The proposed materials and details are 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.

2. The project incorporates substantial modulation along the facades, contains recessed windows and doors, and contains a dynamic roofline. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding. 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 project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design follows a consistent, balanced theme, while maintaining an appropriate level of scale, mass, and modulation. Therefore, the project is expected to enhance the appearance of the neighborhood.

4. The project meets the City's current side setback requirements along all property lines. Because the project meets all required setbacks, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. The 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 scale and massing is controlled, and that the project will be consistent with the surrounding area. Based on its design, the project maximizes floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

## EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

### 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. Project Specific Conditions: For projects approved with project specific conditions, a set of revised plans satisfying said conditions shall be provided to the Planning Division prior to submitting the project to the Building and Safety Division for permitting.
3. 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 August 4, 2011 on file with the Department of Community Development.
4. 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 shall be required to be restored to match the City approved plans.
5. Windows: Final plans shall include spec sheets and details for windows and include the name of the manufacturer, size, shape, color and material of each window.
6. 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.
7. Resolution Scanned on Plans: A copy of the executed Covenant and approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
8. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
9. 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.
10. 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.

11. 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.

DRC Resolution No.: DR  
612 North Palm Drive

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       )     SS.  
CITY OF BEVERLY HILLS         )

I, SHENA ROJEMANN, 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. DR            duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on September 13, 2011 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:

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SHENA ROJEMANN  
Secretary to the Design Review  
Commission/Associate Planner  
City of Beverly Hills, California

**Exhibit D**  
DRC Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make findings to 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.***
- 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.***
- 3. The development will 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.***
- 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.***

**Exhibit E**

Standard Conditions of Approval

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. For projects approved with project specific conditions, a set of revised plans satisfying said conditions shall be provided to the Planning Division prior to submitting the project to the Building and Safety Division for permitting.
3. 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. Changes made without City approval shall be required to be restored to match the City approved plans.
4. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
5. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
6. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
7. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.