



Design Review Commission Report

Meeting Date: Thursday, September 6, 2012
(Continued from the August 2, 2012 DRC meeting.)

Subject: **210 North Oakhurst (PL# 120 9649)**
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.

Project applicant: Kami Rezai - designer

Recommendation: Conduct public hearing and discuss the revised design.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review. This project was reviewed by the Design Review Commission at its meetings on July 9, 2012 and August 2, 2012 (see Attachment A). At the July meeting, the Commission directed the applicant to restudy the project and provided the following comments:

- The overall composition of the design doesn't work as the mixture of Mediterranean and neo-classical elements doesn't blend well into one clean cohesive design. The project needs to be entirely redesigned.
- The design doesn't contain internal compatibility as the design elements don't blend well. There is too much extra added décor.
- The design feels massive as a result of the clashing of the vertical and horizontal design elements.
- The two story entry with the columns on each side doesn't fit the scale of house and a single-story entry would be more appropriate.
- The balcony banding is too thick.
- The porte cochere doesn't blend well with the house design.
- The landscape plan needs to be more fully developed and more lush.
- The roof finish with the rafter tails and the moldings doesn't blend to make a clean look.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

After the July meeting, the applicant made some minor design changes and returned to the Commission's August meeting for further review. At that meeting (see Attachment A), the Commission agreed that the design had not improved and that the project needs to be reworked. The Commission provided the applicant with the option of a denial. The applicant stated that a restudy was desired. As such, the Commission's comments from the August meeting were as follows:

Attachment(s):

- A. July 9 and August 2, 2012 DRC Staff Reports and Project Renderings
- B. Revised Design Plans, Cut Sheets & Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

September 6, 2012

- The landscape plan is incomplete. Provide the species and the quantity of each species. The plan should include more trees and more mature shrubs (trees to frame the house).
- The entry portion is too tall and thin and out of proportion with the façade.
- The design contains too much design clutter (i.e. central tower element, quoins, heavy balconies, shutters, lights, etc.) for a smaller façade.
- The details appear stuck on and need to be integrated into the design. The design lacks an identifiable design style.
- The overall design does not make for a cohesive design and needs to be entirely reworked.
- The excessive planes of modulation do not make for a cohesive design and the scale of the
- There are too many lights on the façade.

The applicant has again revised the design and the project now contains influences from the Spanish Mission Revival style of architecture. The following changes have been made:

- The window and door locations have been modified slightly and the modulation has been adjusted also.
- The heavy projecting balconies have been redesigned.
- The central portion of the façade has been broken into two sections so as to eliminate the 'tower' appearance.
- The shutters and quoins have been removed.
- The excessive number of exterior lights have been removed.
- The landscape plan has been completed.

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 Design Review 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.

PUBLIC OUTREACH AND NOTIFICATION

This project was continued from the Commission's previous meetings on July 9 and August 2, 2012. As such, additional notification was not required.



Design Review Commission Report

445 North Rexford Drive

September 6, 2012

Attached A:

July 9 and August 2, 2012 Staff Reports and
Project Renderings



City of Beverly Hills

Planning Division

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

Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: **210 North Oakhurst (PL# 120 9649)**
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.

Project applicant: Kami Rezai - designer

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review.

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 Design Review 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.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, June 29, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

Meeting Date: Thursday, August 2, 2012
(Continued from the July 9, 2012 DRC meeting.)

Subject: **210 North Oakhurst (PL# 120 9649)**
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.

Project applicant: Kami Rezai - designer

Recommendation: Conduct public hearing and discuss the revised design. The Commission may wish to discuss whether it is appropriate to provide further design direction or, alternatively, deny the project.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review. This project was reviewed by the Design Review Commission at its meeting on July 9, 2012 (see Attachment A). At that meeting the Commission directed that the project be restudied. The Commission had the following design comments:

- The overall composition of the design doesn't work as the mixture of Mediterranean and neo-classical elements doesn't blend well into one clean cohesive design. The project needs to be entirely redesigned.
- The design doesn't contain internal compatibility as the design elements don't blend well. There is too much extra added décor.
- The design feels massive as a result of the clashing of the vertical and horizontal design elements.
- The two story entry with the columns on each side doesn't fit the scale of house and a single-story entry would be more appropriate.
- The balcony banding is too thick.
- The porte cochere doesn't blend well with the house design.
- The landscape plan needs to be more fully developed and more lush.
- The roof finish with the rafter tails and the moldings doesn't blend to make a clean look.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

The applicant has made some design changes to the project (see Attachment B) however; the overall composition of the project remains unchanged. As such, the Commission may wish to discuss whether further design direction should be provided or if the project warrants consideration for denial.

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written Summary of Project changes
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Draft Denial Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

August 2, 2012

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 Design Review 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.

PUBLIC OUTREACH AND NOTIFICATION

This project was continued from the Commission's previous meeting on July 9, 2012. As such, additional notification was not required.



Design Review Commission Report

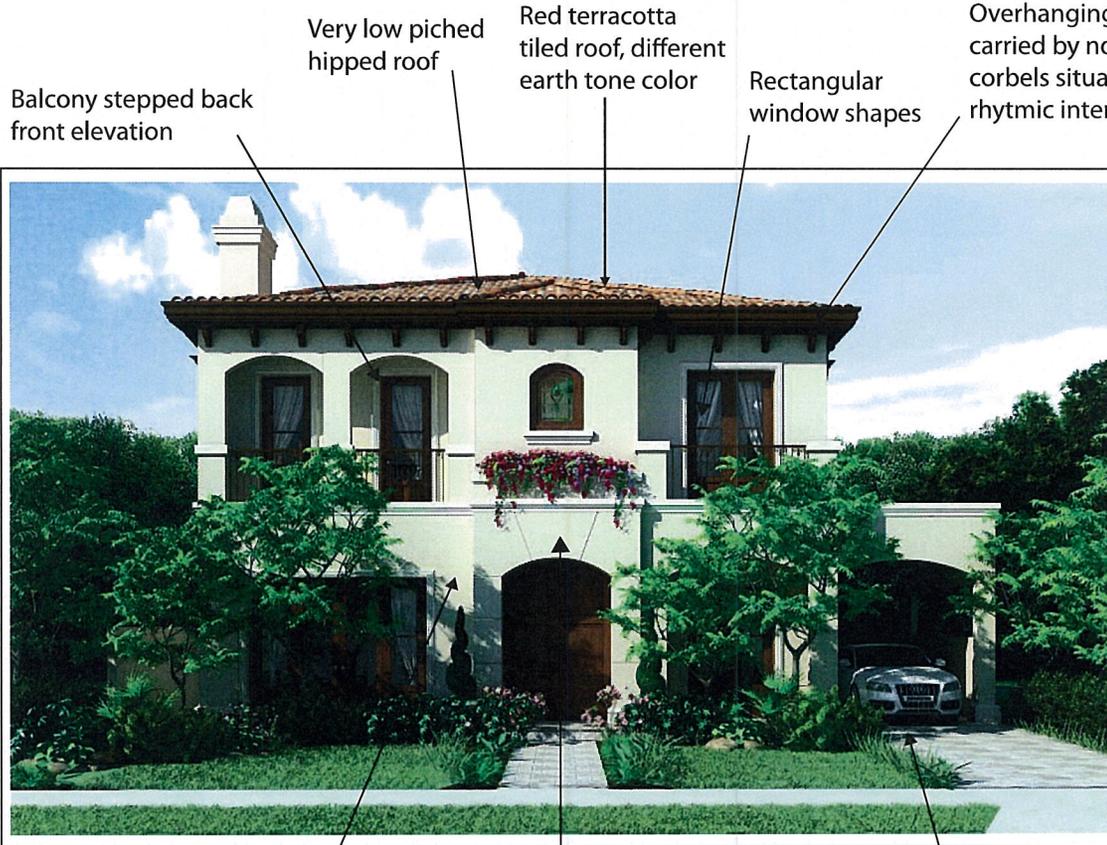
445 North Rexford Drive

September 6, 2012

Attached B:

Revised design plans, cut sheets
and supporting elements

Tuscan Villa Style



Balcony stepped back front elevation

Very low pitched hipped roof

Red terracotta tiled roof, different earth tone color

Rectangular window shapes

Overhanging eaves carried by non-ornate corbels situated at rhythmic intervals

Smooth light earth-toned stucco exterior surfaces

The upper story shorter than the lower elevation, divided from it by a running entablature sometimes broken or surmounted by a central arch roof

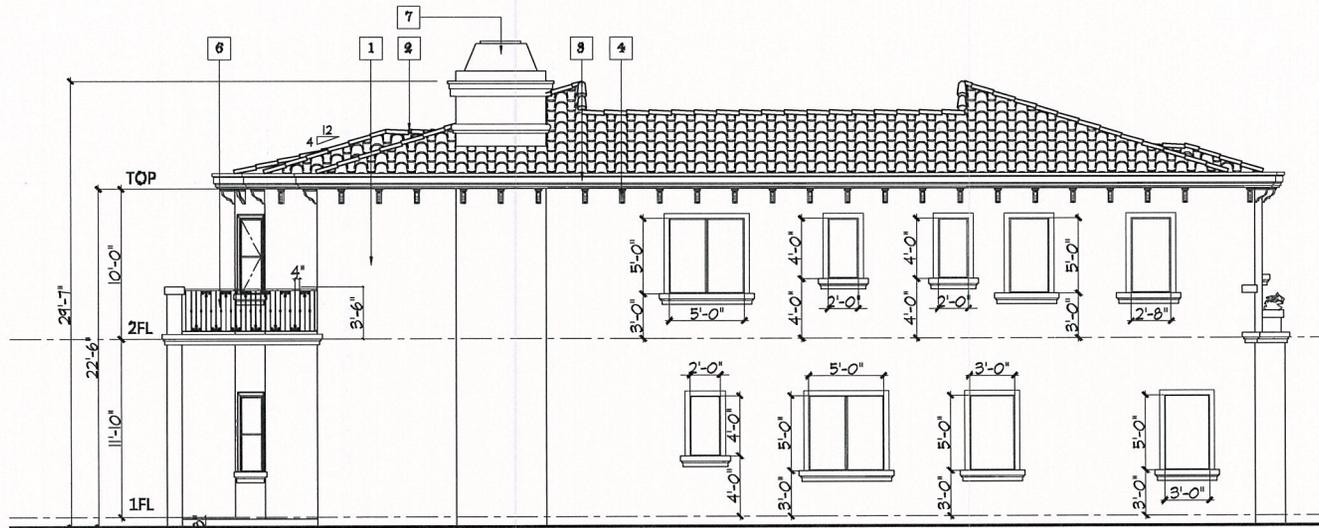
Porte cochere repeats architectural language and materials



Tuscan Villa sample Picture



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



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL 82 HACIENDA (BASE 200)
- 2 GLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S.TILE CLAY TILE ROOFING (DeANZA BLEND) PROVIDE GA#80 TYPE II FELT UNDERLAYMENT ICC-ES# 2082
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 766 BY DANN EDWARDS
- 4 DECORATIVE WOODEN CORBEL STAINED TO MATCH WALNUT COLOR
- 5 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 6 STEEL RAILINGS PAINTED METALLIC WEATHERED BROWN DEC 766 BY DANN EDWARDS
- 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 BEVELED GLASS
- 9 PRE-CAST GUIONS
- 10 PRE-CAST BASE MOLDINGS
- 11 PRE-CAST CASING & MOLDINGS
- 12 COPPER LEATHERHEAD & DOWNSPOUT

DATE: A-07

PROJECT: EAST & NORTH ELEVATIONS

SCALE: DATE: DRAWING: CHECKED:

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
210 N. Oakhurst Dr. Beverly Hills CA 90210

HI-TECH DESIGN
ARCHITECTS
11111 W. Olympic Blvd. Suite 100
Los Angeles, CA 90024
TEL: 310.471.1111 FAX: 310.471.1112



EXTERIOR STUCCO
COLORS

La Habra



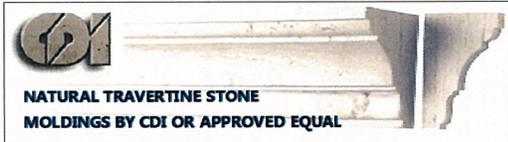
- SMOOTH STUCCO RENDER COLOR TO MATCH LA HABRA - PURE IVORY 53



- NATURAL CLEARWOOD INSIDE FOR STAINING OR PAINTING ALUMINUM CLADDING OUTSIDE (CHESTNUT BROWN) BY LOEWEN DOORS & WINDOWS OR EQUAL



- CUSTOMIZED SOLID WOOD CARVED DOOR STAINED TO MATCH WALNUT COLOR BY SOUTHLAND DOORS & WINDOWS



- NATURAL TRAVERTINE STONE MOLDINGS BY CDI OR APPROVED EQUAL



- 2-PIECE MISSION CLAY ROOF TILES
60% NEW PORT BLEND
30% EL CAMINO
10% BERMUDA BLEND BY USTILE OR EQUAL



- COPPER GUTTER AND LEATHER HEAD BY RUTLAND OR APPROVED EQUAL



- DECORATIVE BEVELED GLASS PICTURE WINDOW



- CUSTOMIZED STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS

1
A-8

FRONT ELEVATION

SCALE

SCALE 3/16" = 1'-00"

DATE: A-08

VIEW: COLOR FRONT ELEVATION

SCALE: DATE: CHECKED:

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
210 N. Oakhurst Dr. Beverly Hills CA 90210

H-Tech Design
11111 Wilshire Blvd. Suite 1000
Beverly Hills, CA 90210
Tel: 310.977.1111



EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL 82 HACIENDA (BASE 200)
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DEANZA BLEND) PROVIDE 6A#30 TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 PRE-FORMED 6.1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 4 DECORATIVE WOODEN CORBEL STAINED TO MATCH WALNUT COLOR
- 5 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 DECORATIVE BEVELED GLASS PICTURE WINDOW
- 9 PRE-CAST BASE MOLDINGS
- 10 PRE-CAST CASING & MOLDINGS

11. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 12. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 13. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 14. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 15. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 16. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 17. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 18. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 19. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 20. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 21. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 22. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 23. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 24. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 25. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 26. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 27. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 28. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 29. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 30. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 31. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 32. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 33. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 34. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 35. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 36. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 37. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 38. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 39. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 40. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 41. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 42. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 43. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 44. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 45. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 46. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 47. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 48. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 49. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 50. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 51. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 52. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 53. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 54. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 55. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 56. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 57. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 58. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 59. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 60. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 61. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 62. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 63. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 64. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 65. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 66. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 67. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 68. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 69. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 70. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 71. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 72. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 73. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 74. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 75. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 76. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 77. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 78. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 79. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 80. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 81. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 82. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 83. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 84. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 85. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 86. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 87. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 88. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 89. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 90. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 91. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 92. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 93. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 94. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 95. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 96. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 97. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 98. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 99. 210 N. Oakhurst Dr. Beverly Hills, CA 90210
 100. 210 N. Oakhurst Dr. Beverly Hills, CA 90210

SCALE		DATE		SHEET NO.	MS
SCALE		DATE		SHEET NO.	MATERIAL CALL OUT
PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 210 N. Oakhurst Dr. Beverly Hills CA 90210 <small>THIS DRAWING IS THE PROPERTY OF HI-TECH DESIGN AND SHALL REMAIN THE PROPERTY OF HI-TECH DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HI-TECH DESIGN.</small>					
HI-TECH DESIGN <small>ARCHITECTS</small> 10000 WILSON BLVD. SUITE 1000 BEVERLY HILLS, CA 90210 TEL: 310.750.1100 FAX: 310.750.1101					



○ VIEW - 1



○ VIEW - 2

○ EXISTING HOUSE PHOTOS



○ EXISTING HOUSE SHOWING EXISTING STREETScape & NEIGHBORING HOUSE

<p>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 210 N. CATALINA DR. BEVERLY HILLS CA 90210</p>		<p>DATE: DR-2</p>
<p>SCALE:</p>	<p>DATE:</p>	<p>DATE:</p>
<p>DRAWN:</p>	<p>CHECKED:</p>	<p>DATE:</p>
<p>BY COMMENTS: MATERIAL CALL OUT</p>		<p>DATE:</p>
<p>HO-TECH DESIGN 10000 WILSON BLVD. SUITE 100 BEVERLY HILLS, CA 90210 TEL: 310.960.1111</p>		



Design Review Commission Report

445 North Rexford Drive

September 6, 2012

Attachment C:
Approval Resolution

RESOLUTION NO. DR-12-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW **A NEW TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **210 NORTH OAKHURST DRIVE (PL1209649)**.

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

Section 1. **Kami Rezai**, applicant on behalf of the property owner, **Jahangir and Homa Shayan** (Collectively the “Applicant”), has applied for a R-1 Design Review Permit for design approval of **a new two-story single-family residence** for the property located at **210 North Oakhurst Drive**, and is located in the city’s Central R-1 Zone.

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

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory

structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **September 6, 2012** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of

development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.

7. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.

8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Special Conditions

10. **No special conditions have been imposed for this project.**

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

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

Approved as to Form and Content:

Adopted: **September 6, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Ilene Nathan, Acting Chairperson
Design Review Commission

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

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR-12-12 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on September 6, 2012 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:

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