



Design Review Commission Report

Meeting Date: Thursday, June 2, 2016
(continued from Thursday, May 5, 2016)

Subject: **240 South Linden Drive (PL1605417)**
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: SIA Architectural Design

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

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The project was previously reviewed by the Design Review Commission at its meeting on May 5, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to the June 2, 2016 meeting. The Commission's comments related primarily to the building appearing to be box-like with the residence appearing bulky with the need for a warmer material palette.

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

- Reduced the amount of porcelain tile area;
- Revised the color palette to warmer gray tones;
- Reduced the amount of exterior glass by replacing the glass balcony railings with black metal railings;
- Revised the porte cochere design from vertical supports to cantilevered;
- Integrated the architectural elements into the building massing.

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

Attachment(s):
A. May 5, 2016 DRC Staff Report and Previously Proposed Plans
B. Applicant's Written Response to Commission's Comments
C. Project Design Plans
D. DRAFT Approval Resolution

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



Design Review Commission Report

240 South Linden Drive

June 2, 2016

The proposed Contemporary-style single-family residence with the various modifications recommended by staff and the Commission, has improved; however, further refinements, based on the previous comments should be undertaken to better resolve the design overall. The modifications and additional detail information that are being requested are as follows:

- Continue to review the final material and paint palette selections so as to enhance the compatibility of the contemporary-style structure with the existing, primarily traditional-style residences on the block. Specifically, the applicant should consider the inclusion of wood cladding or other suitable material, along with a continued study to soften the paint color palette proposed.
- The Applicant is encouraged to provide, as previously requested, a deeper recess for the glazing on the front façade of the building to create shadow lines and create the appearance of greater depth to the façade. Details are requested for the inclusion of a trim-less surround or “kerf” detail that is proposed for the glazing and patio doors.
- The Applicant should continue to consider adding a cantilevered architectural awning or eyebrow element over the main entry door which would serve to highlight and better engage the entry area with the architectural framing device and balcony area on the second floor level. Alternately, a further resolution of the converging decorative framing devices should be undertaken, as the current façade treatment is unclear and appears as a decorative applique.
- Provide final specifications and a physical sample of the paving material proposed for the pedestrian walkways and driveway for final review and approval by Staff. In addition, design details and specifications are requested for the pedestrian gate on the south elevation.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Additionally, since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.



Design Review Commission Report

240 South Linden Drive

June 2, 2016

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of Thursday, June 2, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

240 South Linden Drive

June 2, 2016

Attachment A

May 5, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, May 5, 2016

Subject: **240 South Linden Drive (PL1605417)**
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: SIA Architectural Design

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

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed Contemporary-style single-family residence with the various modifications recommended by staff, will serve as a positive enhancement to the streetscape. The modifications and additional architectural details are being requested as follows:

- Final material and paint palette shall be studied further and softened so as to enhance the compatibility of the contemporary-style structure with the existing, primarily traditional-style residences on the block. Specifically, the applicant should consider the inclusion of wood cladding or other suitable material, along with a softening of the paint color palette, and a more limited application of the proposed tile cladding material.
- The Applicant is encouraged to provide a deeper recess for the glazing on the front façade of the building to create shadow lines and lend the appearance of greater depth to the façade. Details are requested for the inclusion of a trim-less surround or “kerf” detail that is proposed for the glazing and patio doors. In addition, the Applicant shall provide final details for the intersection of the proposed tile cladding and cement-plaster surround for the patio doors on the upper level of the façade.
- The Applicant should consider adding a cantilevered architectural awning or eyebrow element over the main entry door which would serve to highlight and better engage the entry area with the architectural framing device and balcony area on the second floor level.

Attachment(s):

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

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



Design Review Commission Report

240 South Linden Drive

May 5, 2016

- Final specifications and a physical sample of the paving material proposed for the pedestrian walkways and driveway is requested for final review and approval by Staff. In addition, design details and specifications are requested for the pedestrian gate on the south elevation.

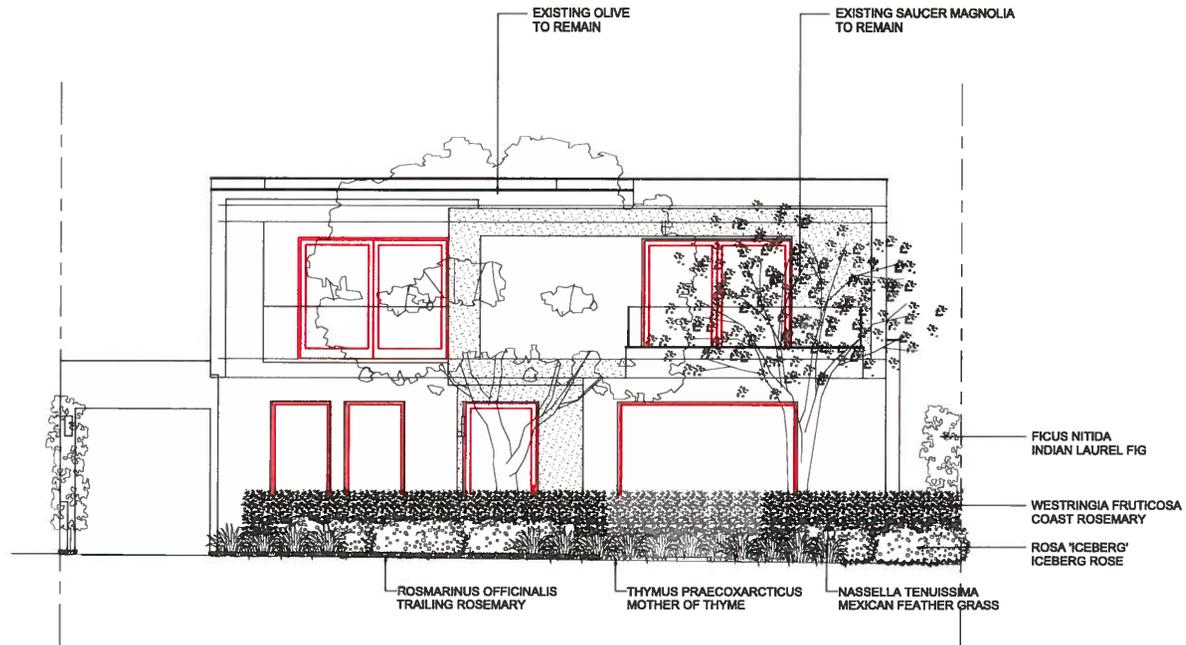
It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Additionally, since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, April 22, 2016; the site was posted on Friday, April 22, 2016. To date staff has not received comments in regards to the submitted project.



① FRONTYARD LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	
△	02-22-2016
△	
△	
△	

SQLA INC
Landscape Architects
2024 S. LINDEN DRIVE | 1-800-968-0880 (PH) |
BEVERLY HILLS, CA 90212 | F. 310-968-0880
WWW.SQLAINC.COM | L. 310-389-1788 (TEXT)

240 S. LINDEN DRIVE
BEVERLY HILLS, CA. 90212

drawing title
FRONT YARD
LANDSCAPE ELEVATION
PLANTING

designed	project number
drawn	21614
checked	AS SHOWN
revised	drawing number
date	LE-1
04-05-2016	

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

SECTION 49 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT NOTIFICATION TO BE FILED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT ID. MUNICIPAL UNDERGROUND SERVICE ALERT. TOLL FREE 1-800-422-4133 (CALL 24 HOURS) BEFORE YOU DIG.

SQLA INC
Landscape Architects
2024 S. LINDEN DRIVE | 1-800-968-0880 (PH) |
BEVERLY HILLS, CA 90212 | F. 310-968-0880
WWW.SQLAINC.COM | L. 310-389-1788 (TEXT)



NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



EAST FRONT/ ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2019 SIA

All design, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principal and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are ataged.

**EAST /FRONT
ELEVATION**

4/15/2016

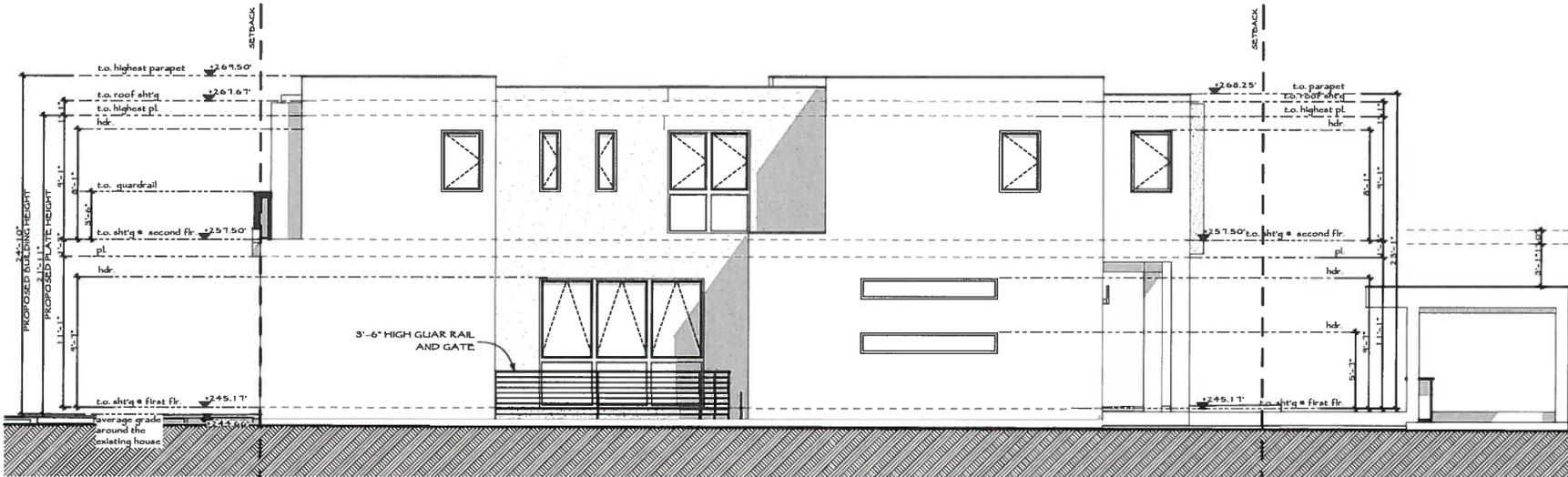
scale: 1/8" = 1'-0"

prepared by: S.J.

job #: 2015-234

A-2.1

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



NORTH RIGHT ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

240 S. Linden Drive,
Beverly Hills, CA 90212

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2016 SIA

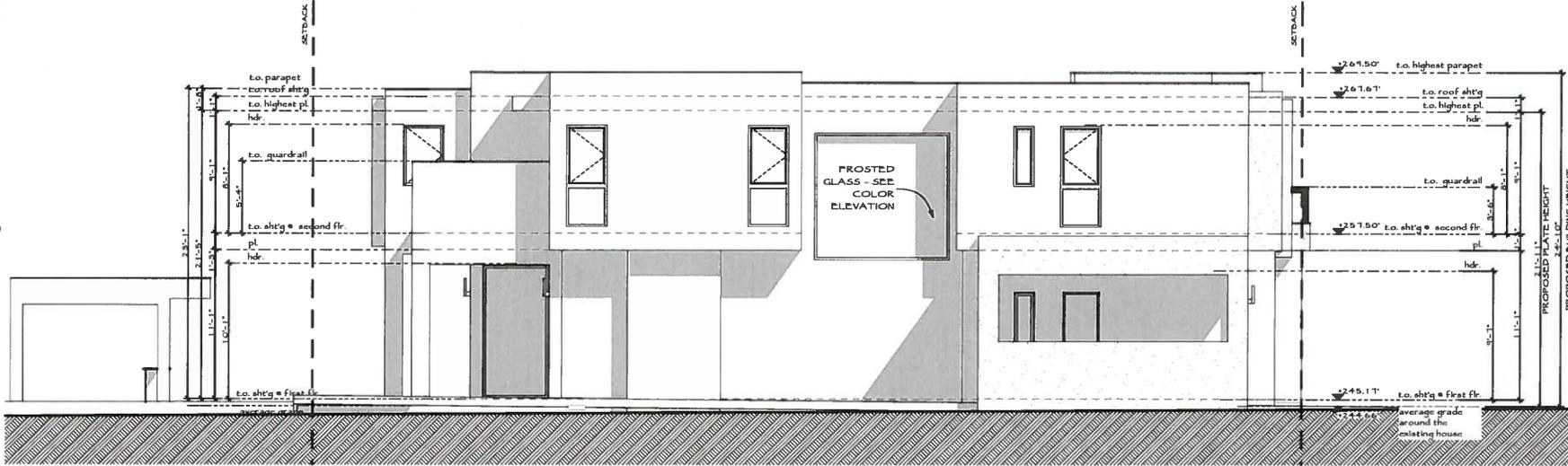
All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

**NORTH/RIGHT
ELEVATION**

4/15/2016
scale: 1/8" = 1'-0"
prepared by: S.J.
job #: 2015-234

A-2.3

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



SOUTH LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

240 S. Linden Drive,
Beverly Hills, CA 90212

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All design, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

SOUTH/LEFT
ELEVATION

4/15/2016

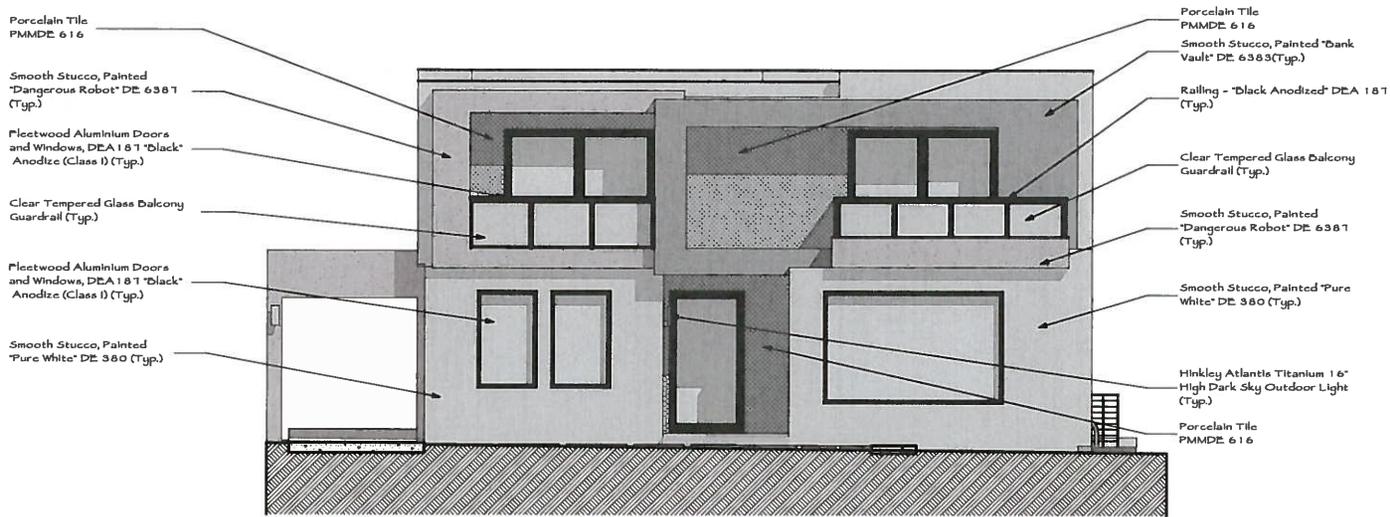
scale:

prepared by: S.J.

job #: 2015-234

A-2.4

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



COLOR EAST/FRONT ELEVATION I

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

**240 S. Linden Drive
Beverly Hills,
CA 90212**



**20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com**

© 2016 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

**COLOR EAST/FRONT
ELEVATION**

4/15/2016

scale:

prepared by: S.J.

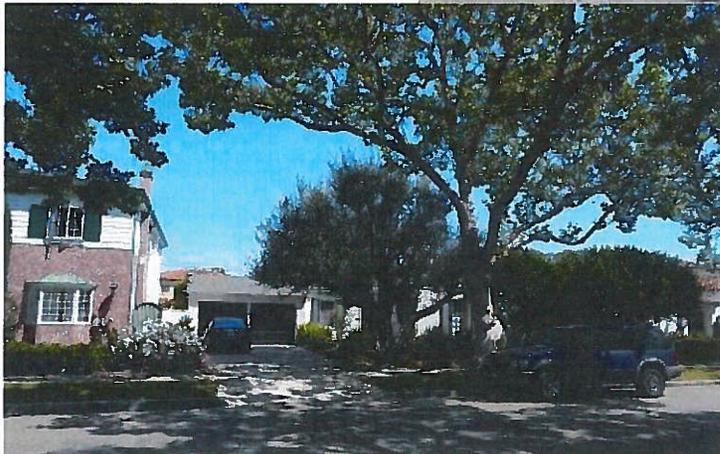
job #: 2015-234

A-2.5

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect.
Unauthorized changes will constitute a breach of Contract.



Proposed Street Scheme



Existing Street Scheme

Permit Date

Project

240 S. Linden Drive

240 S. Linden Drive,
Beverly Hills, CA 90212

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2016 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguities, or conflicts which are alleged.

STREET VIEW PHOTO MONTAGE

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

A-5.2

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect.
Unauthorized changes will constitute a breach of Contract.



Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212

SIA
architectural
design

20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2016 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

COLOR RENDERINGS

4/15/2016

scale:

prepared by: S.J.

job #: 2015-234

A-5.3



Design Review Commission Report

240 South Linden Drive

June 2, 2016

Attachment B

Applicant's Written Response
to Commission's Comments

S I A

ARCHITECTURAL DESIGN

240 S. Linden Responses to May 5th, Design Committee Meeting

Committee Comments

Soften the architectural elements of the building

- Design Changes, reduced the amount of exterior porcelain tile area, change the color building color to warmer gray tones, and reduced the amount of exterior glass, by eliminating the exterior balcony glass railings with black wrought iron horizontal railing

The building is too boxy, and the front design elements seem to be applied on the box with no integration to the building.

- The architectural elements have been made more of part of building massing rather than thinly added architectural shapes.
- See concept images



Original elevations



Revised Elevations



Reduce building Mass

Bu reducing the support son the porte-cochere, have reduced the mass and the overall width of the building].

20230 WELLS DRIVE, WOODLAND HILLS, CA 91364

TEL (818) 704-0667 email sia@siaarchdesign.com

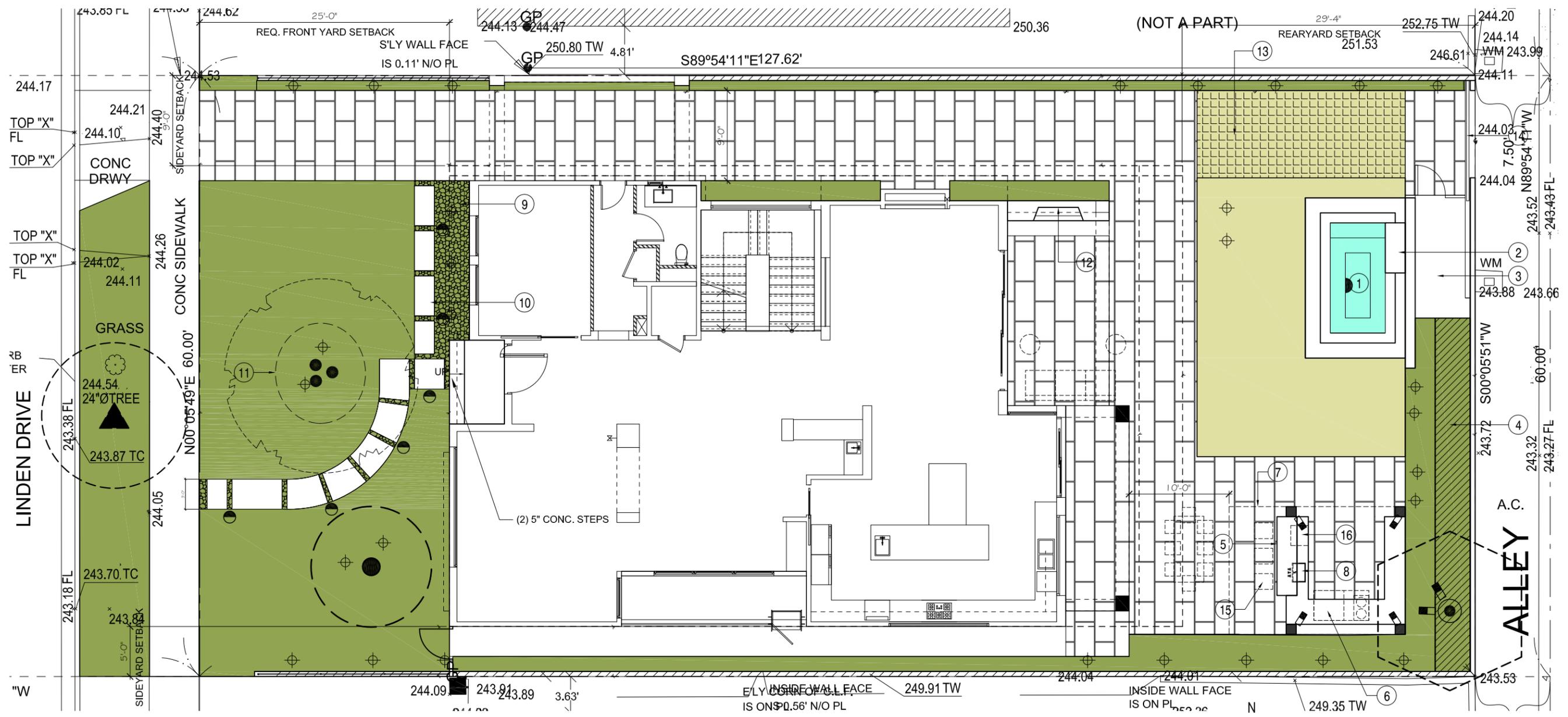


Design Review Commission Report

240 South Linden Drive

June 2, 2016

Attachment C Project Design Plans



1 HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

KEYNOTES

- 1. SPA
- 2. WATERFALL
- 3. SPA EQUIPMENT
- 4. EXISTING HEDGES TO REMAIN
- 5. BAR COUNTER
- 6. BBQ
- 7. TRELLIS
- 8. SINK
- 9. 1"-2" SANTA FE PEBBLES
- 10. CONC. PAD
- 11. EXISTING MOUNDING
- 12. FIREPLACE
- 13. TURF BLOCK W/ UC VERDE



- 14. SLIDING GATE
- 15. BAR STOOLS
- 16. UNDER COUNTER FRIG.

- LIGHTING LEGEND**
- ⊕ LED TREE UPLIGHTING CORONA LIGHTING CL-507-BK
 - MINI BOLLARD LIGHT FACTORY DIRECT LIGHTING DAB-LV62 LED WARM WHITE STAINLESS STEEL FINISH
 - ☛ TRELLIS MOUNTED DOWNLIGHT LUMIERE CAMBRIA 203
 - ☛ TREE MOUNTED DOWNLIGHT FLOOD LIGHT ATTACHED TO TREE TRUNK LUMIERE CAMBRIA 203 50W BLACK WITH TM05 (TREE MOUNT)
 - UNDERWATER UPLIGHT BY POOL CONTRACTOR



- SHRUB & GROUNDCOVER AREA
- LAWN AREA

Revisions	
△ 02-22-2016	△
△ 04-06-2016	△
△	△
△	△

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B BREA, CA 92821
www.sqlainc.com

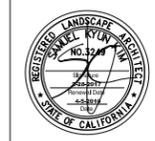
240 S. LINDEN DRIVE
BEVERLY HILLS, CA. 90212

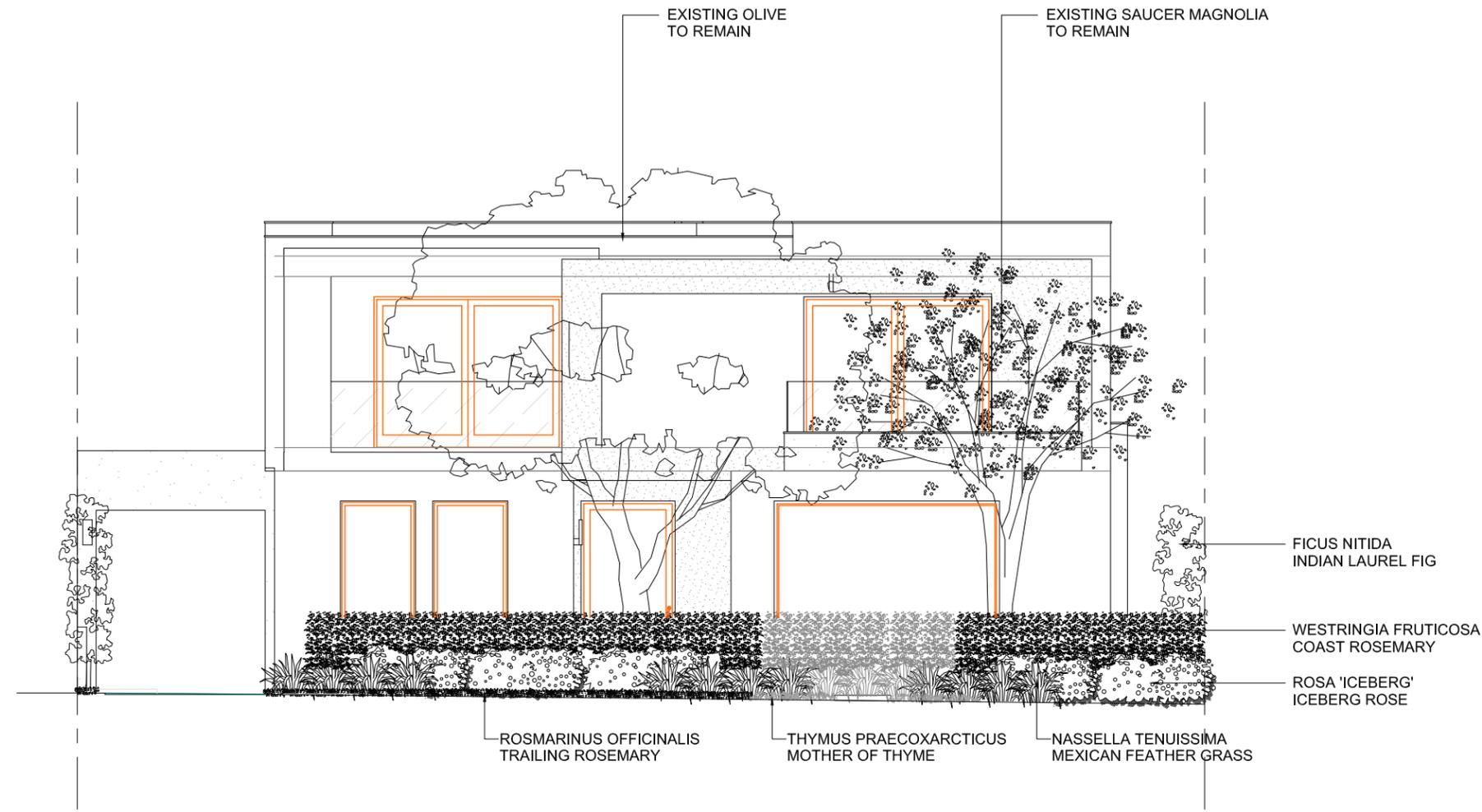
HARDSCAPE PLAN

designed	project number
AS SHOWN	21614
drawn	scale
AS SHOWN	AS SHOWN
checked	drawing number
	LC-1
date	04-05-2016

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT. TOLL FREE: 1-800-422-4133 (CALL 2) WORKING DAYS BEFORE YOU DIG





1 FRONTYARD LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	
△	02-22-2016
△	
△	
△	

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (WORK)
BREA, CA. 92821 F. 562-905-0800
info@sqla.com
www.sqla.com

240 S. LINDEN DRIVE
BEVERLY HILLS, CA. 90212

drawing title
FRONT YARD
LANDSCAPE ELEVATION
@ PLANTING

designed	project number
drawn	21614
checked	scale
AS SHOWN	drawing number
LE-1	
date	04-05-2016

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (WORK)
BREA, CA. 92821 F. 562-905-0800
info@sqla.com
www.sqla.com



Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT. TOLL FREE: 1-800-422-4133 (CALL (2) WORKING DAYS BEFORE YOU DIG)

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN



EAST FRONT/ ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**EAST /FRONT
ELEVATION**

2/26/2016

scale: 1/8" = 1'-0"

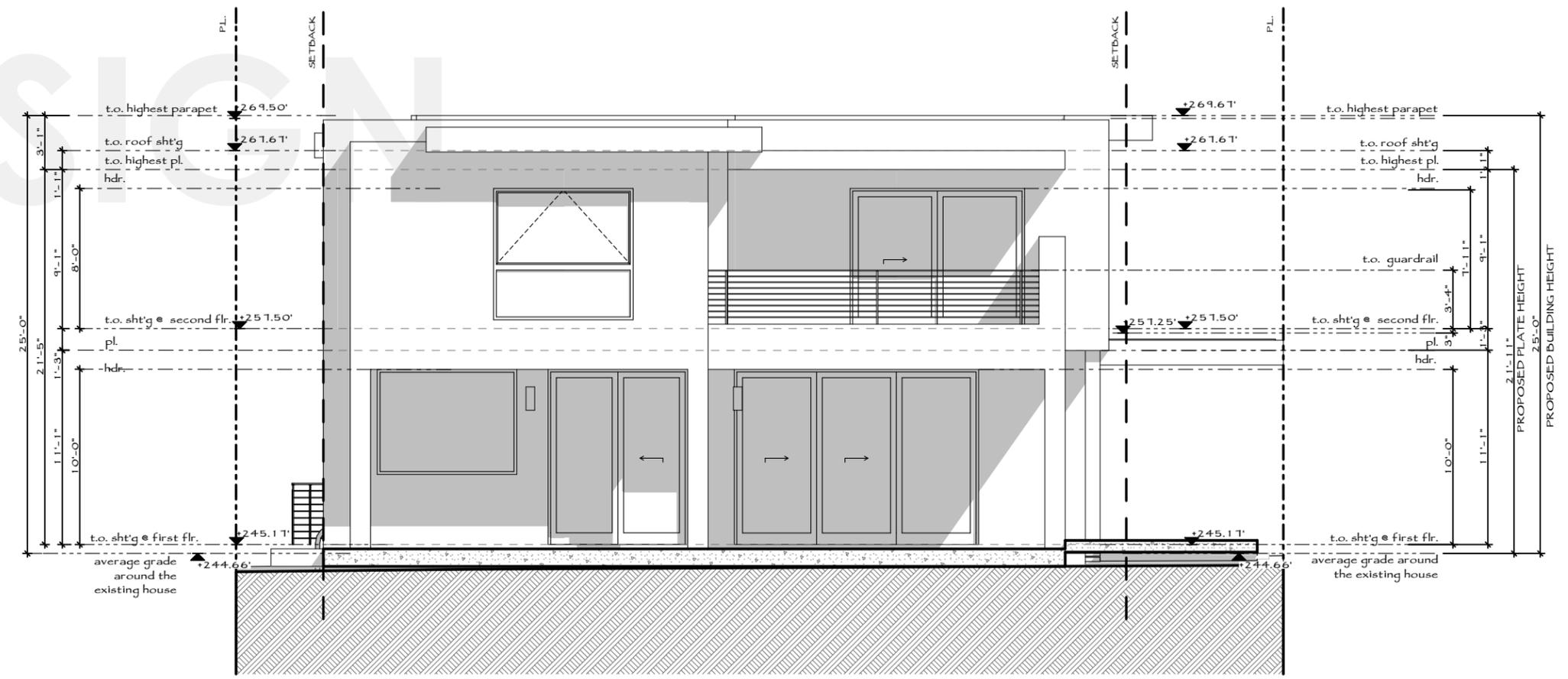
prepared by: S.J.

job #: 2015-234

A-2.1

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN



WEST REAR/ ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**WEST/REAR
ELEVATION**

2/26/2016

scale: 1/8" = 1'-0"

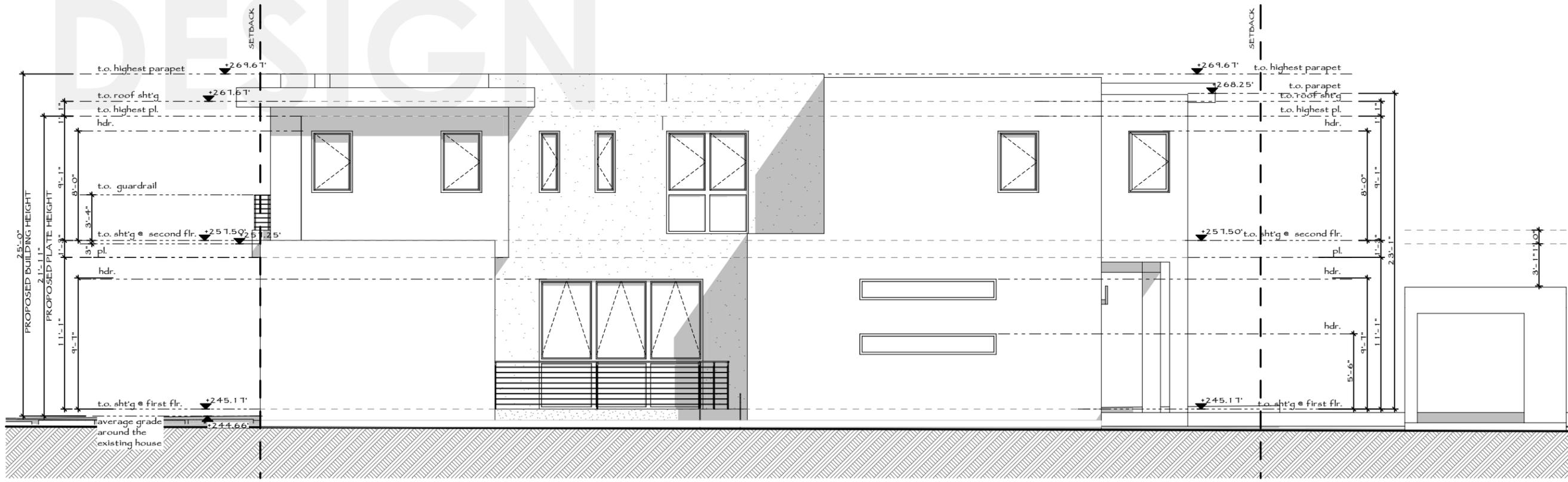
prepared by: S.J.

job #: 2015-234

A-2.2

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN



NORTH RIGHT ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**NORTH/RIGHT
ELEVATION**

2/26/2016

scale: 1/8" = 1'-0"

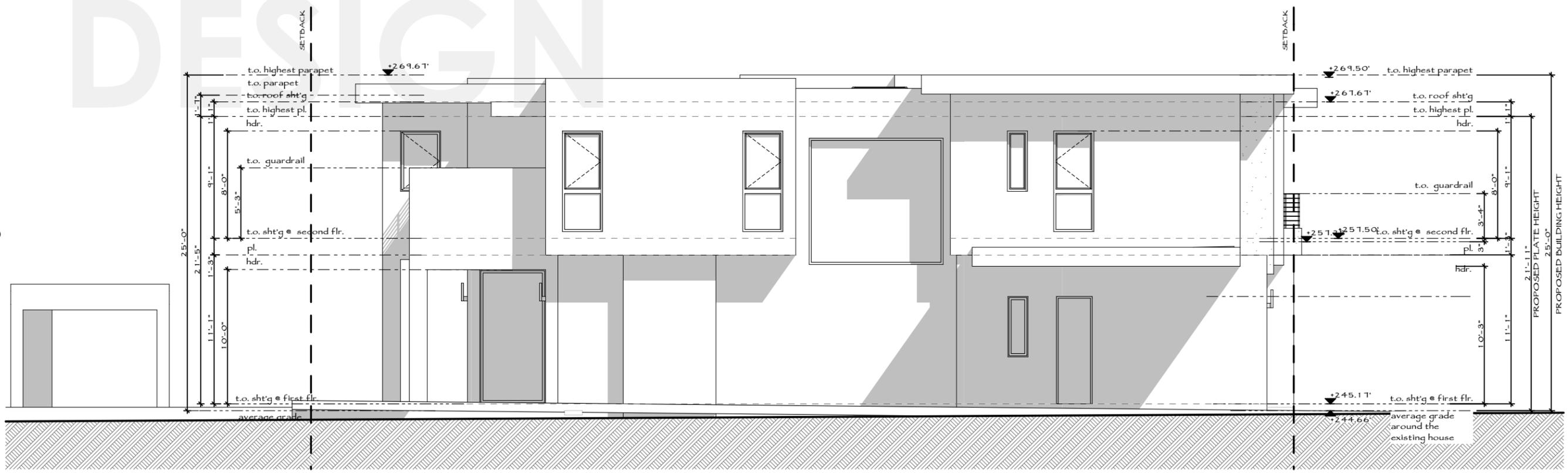
prepared by: S.J.

job #: 2015-234

A-2.3

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN



SOUTH LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**SOUTH/LEFT
ELEVATION**

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

A-2.4

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA ARCHITECTURAL DESIGN

Smooth Stucco, Painted DEW380 "White" (Typ.)

Smooth Stucco, Painted DEW380 "White" (Typ.)

Gray Porcelain Tile, "Prisma"

Black painted W.I. DEA 181 Balcony Guardrail (Typ.)

Smooth Stucco, Painted DE6396 "Ashen Plum"

Fleetwood Aluminium Doors and Windows, painted DEA 181 "Black" Anodize (Class I) (Typ.)



Smooth Stucco, Painted DE6391 "Hickory Cliff"

Smooth Stucco, Painted DE6396 "Ashen Plum"

Fleetwood Aluminium Doors and Windows, painted DEA 181 "Black" Anodize (Class I) (Typ.)

Smooth Stucco, Painted DEW380 "White" (Typ.)

Hinkley Atlantis Titanium 16" High Dark Sky Outdoor Light (Typ.)

COLOR EAST/FRONT ELEVATION 1

1/8" = 1'-0"

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

COLOR EAST/FRONT ELEVATION

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

A-2.5

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



Proposed Street Scene



Existing Street Scene

Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

STREET VIEW PHOTO MONTAGE

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA



Permit Date

Project

240 S. Linden Drive

**240 S. Linden Drive,
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive
Beverly Hills,
CA 90212



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

COLOR RENDERINGS

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

A-5.3



Design Review Commission Report

240 South Linden Drive

June 2, 2016

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 240 SOUTH LINDEN DRIVE.

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

Section 1. SIA Architectural Design, agent, on behalf of Dr. Ashok and Mrs. Minu Verna, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 240 South Linden Drive which is located in the city’s Central R-1 Zone.

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

Section 3. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does

not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted duly noticed public hearings on **May 5, 2016 and June 2, 2016** at which time oral and documentary evidence was received concerning the application.

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

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

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

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

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

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the

Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

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

Project Specific Conditions

No project-specific conditions are proposed.

Standard Conditions

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

of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

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

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

7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

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

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

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

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

Approved as to Form and Content:

Adopted: **June 2, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission