



# Design Review Commission Report

**Meeting Date:** Thursday, September 1, 2016

**Subject:** **213 South La Peer Drive (PL1617589)**

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, Inc.

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

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## 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

A further refinement of the design for the proposed Contemporary-style single-family residence in conjunction with the final architectural studies recommended by staff, will serve as a positive enhancement to the streetscape. Careful study of a site-specific design with specific architectural features which are unique to this site should be considered as the project moves forward. The design resolutions and additional architectural details are being requested as follows:

- Review the treatment for the upper projecting fascia component on the front facade, including proposed color and consider an alternate, more durable material and/or darker treatment for the fascia. This refinement will help to prevent future maintenance issues for this element.
- Provide final detail and specification for the hardscape design proposed in the front setback.
- Provide final specifications for the external building corners for the specialty wood and tile cladding materials proposed on the facade to ensure that an appropriate architectural detail e.g., mitered corner, is including in the final building plan set. In addition, provide any proposed preservative or color treatment for the reclaimed wood cladding proposed.

**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](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

213 South La Peer Drive

September 1, 2016

Consider returning the reclaimed wood corner to an internal building corner adjacent to the main entry door and on the upper floor of the main street-facing façade so as not to appear as a surface-applied material.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

### **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, August 19, 2016; the site was posted on Thursday, August 18, 2016. To date staff has not received comments in regards to the submitted project.



## **Design Review Commission Report**

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September 1, 2016

### **Attachment A**

Detailed Design Description  
and Materials (applicant-prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application:**

- Track 1 Application (Administrative Review)
  - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:  
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - Plans must be prepared and stamped by an architect licensed in the State of California.
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required (see Section 5 for public notice requirements).

**B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):**

**C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- |                                 |                                  |                                 |
|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1    | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X   | <input type="checkbox"/> R-1.6X  |                                 |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X  |                                 |

**D Site & Area Characteristics**

Lot Dimensions: \_\_\_\_\_ Lot Area (square feet): \_\_\_\_\_  
Adjacent Streets: \_\_\_\_\_

**E Lot is currently developed with (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence    |
| <input type="checkbox"/> Guest House            | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant                 | <input type="checkbox"/> Other: _____           |

**F Are any protected trees located on the property?** (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes  No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey?** (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes  No  If yes, please list Architect’s name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A Describe your public outreach efforts to adjacent neighbors and property owners:**  
 \_\_\_\_\_  
 \_\_\_\_\_

**B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:**

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	_____	_____	_____
Roof Plate Height:	_____	_____	_____
Floor Area:	_____	_____	_____
Rear Setbacks:	_____	_____	_____
Side Setbacks:	S/E _____ N/W _____	S/E _____ N/W _____	S/E _____ N/W _____
Parking Spaces:	_____	_____	_____

**C List the specific materials and finishes for all the architectural features of the project (Be Specific):**  
**FAÇADE** (List all material for all portions visible from the street)

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**WINDOWS** (Include frame, trim, glass, metal, etc)  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOORS** (Include frame, trim, glass, metal, etc)  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PEDIMENTS**  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**ROOF**  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**CORBELS**  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**CHIMNEY(S)**  
*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**COLUMNS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**TRELLIS, AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**EXTERIOR LIGHTING**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**PAVED SURFACES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:**

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

**A** Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. *Describe* how the proposed development’s design exhibits an internally compatible design scheme.

2. *Describe* how the proposed development’s design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

3. *Describe* how the proposed development will enhance the appearance of the neighborhood.

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

5. *Describe* how 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.

SUSAN HEALY KEENE, AICP | Director  
RAJ PATEL | City Building Official  
JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT  
455 North Rexford Drive, 1<sup>st</sup> Floor  
Beverly Hills, CA 90210  
Tel. (310) 285-1141  
www.beverlyhills.org

**CERTIFICATE OF DESIGN COMPLIANCE**

I certify that the design and documentation of the Water Efficient Landscape located at 213 S. LA PEELE DR., BEVERLY HILLS, CA. 90211 complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

Wet Signature of Licensed Landscape Designer LIC. NO 3249 Date



8/12/16



## **Design Review Commission Report**

213 South La Peer Drive

September 1, 2016

### **Attachment B** Project Design Plans

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.

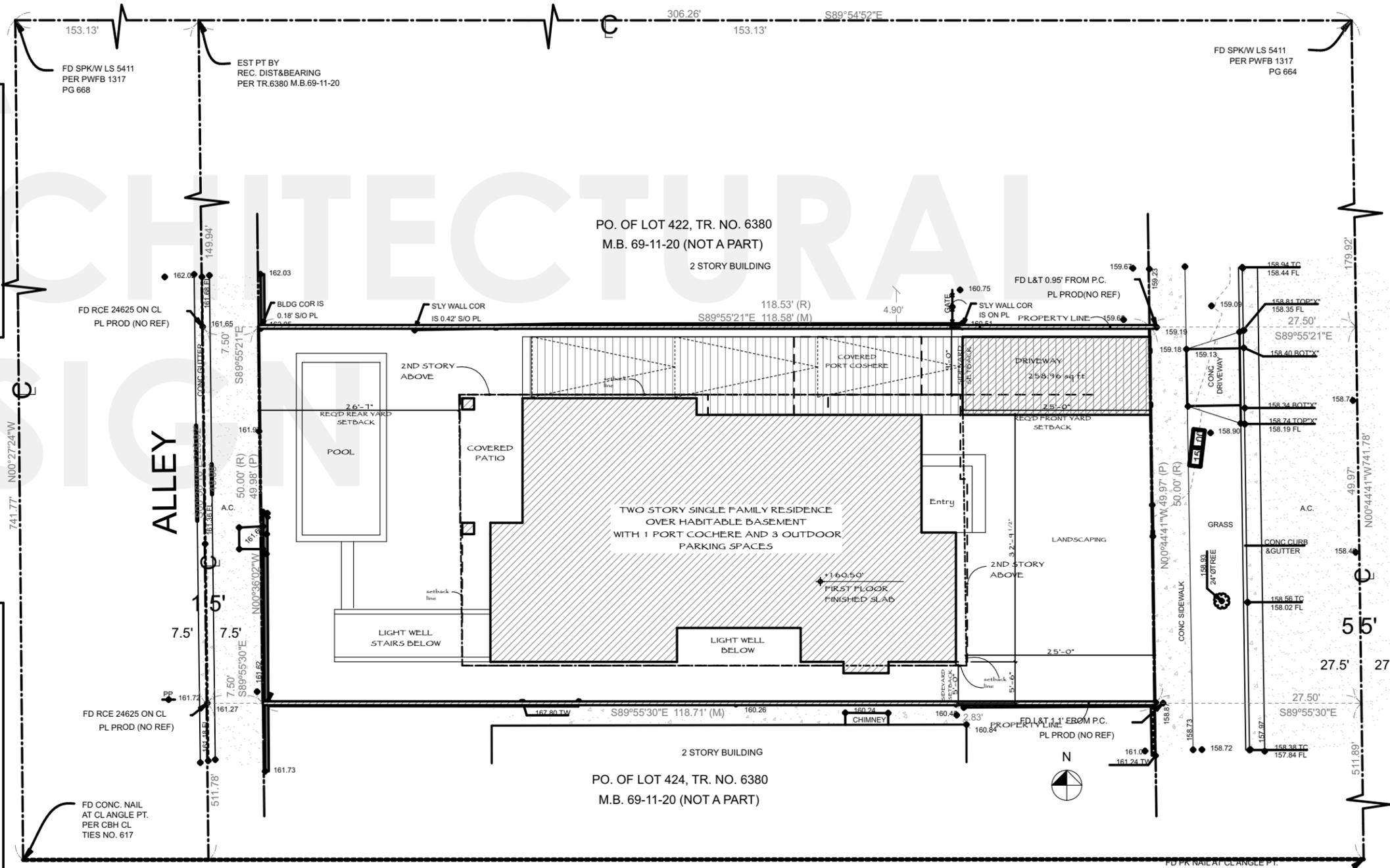
# CHARLEVILLE BLVD.

**AVERAGE GRADE AROUND EXT'G HOUSE:**

161.60
161.79
161.82
161.58
161.49
160.43
160.14
160.06
160.19
159.91
160.27
160.75
<b>Total: 2,091.61</b>
<b>Average: 2,091.61/13=160.89</b>

**NOTE:**

- 1- CURB AND GUTTER FRONTING THE PROPOSED PROJECT, IF DAMAGED DURING CONSTRUCTION, WILL NEED TO BE REMOVED AND REPLACED (ACCORDING TO CITY STANDARDS) AND SHALL BE PAID FOR BY THE APPLICANT. <http://www.beverlyhills.org/cbhfiles/storage/files/filebank/5621--Standard%20Drawings%201 reduced REVISED%2012-6-2011.pdf>
- 2- ALL SURVEY MONUMENTS, STREET LIGHTS, AND UNDERGROUND UTILITIES, AND ANY EXISTING OFF-SITE IMPROVEMENTS AFFECTED BY THE CONSTRUCTION SHALL BE RE-ESTABLISHED ACCORDING TO CITY STANDARDS, AND SHALL BE PAID FOR BY THE APPLICANT. NO PRIVATELY-OWNED STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 3- DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL BH 101. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE DRIVEWAY APPROACH.
- 4- CURB DRAINS SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL BH 109. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE CURB DRAINS.



## SITE PLAN

**PROPOSED PROJECT AREA**

TOTAL BUILDING FLOOR AREA:	3,160.02 Sq. Ft.
TOTAL BASEMENT FLOOR AREA:	1,625.42 Sq. Ft.
<b>MAX. ALLOWABLE FLOOR AREA PER BHMC SECTION 10-3-100:</b>	
1,500 Sq. Ft. + 40% OF LOT AREA	
1,500 Sq. Ft. + 40% (5,929.00) =	3,811.60

**BUILDING SETBACKS**

FRONT SETBACK :	25.00 FEET
SOUTH SIDE SETBACK :	5.00 FEET
NORTH SIDE SETBACK :	9.00 FEET
REAR SETBACK :	LOT DEPTH X 30% - 9.00' = 121.39' X 30% - 9.00' = 27.41'

POR. OF LOT 423  
TR. NO. 6380  
M.B. 69-11-20  
APN: 4333-003-004  
2 STORY BUILDING

1/16" = 1'-0"

Permit Date

Project

**La Peer**

**213 S La Peer Drive  
Beverly Hills, CA 90212**

Owner

**GOLDEN STATE  
INVESTMENT GROUP  
LLC  
213 S. La Peer Drive  
Beverly Hills, CA 90212**



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91364  
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## SITE PLAN

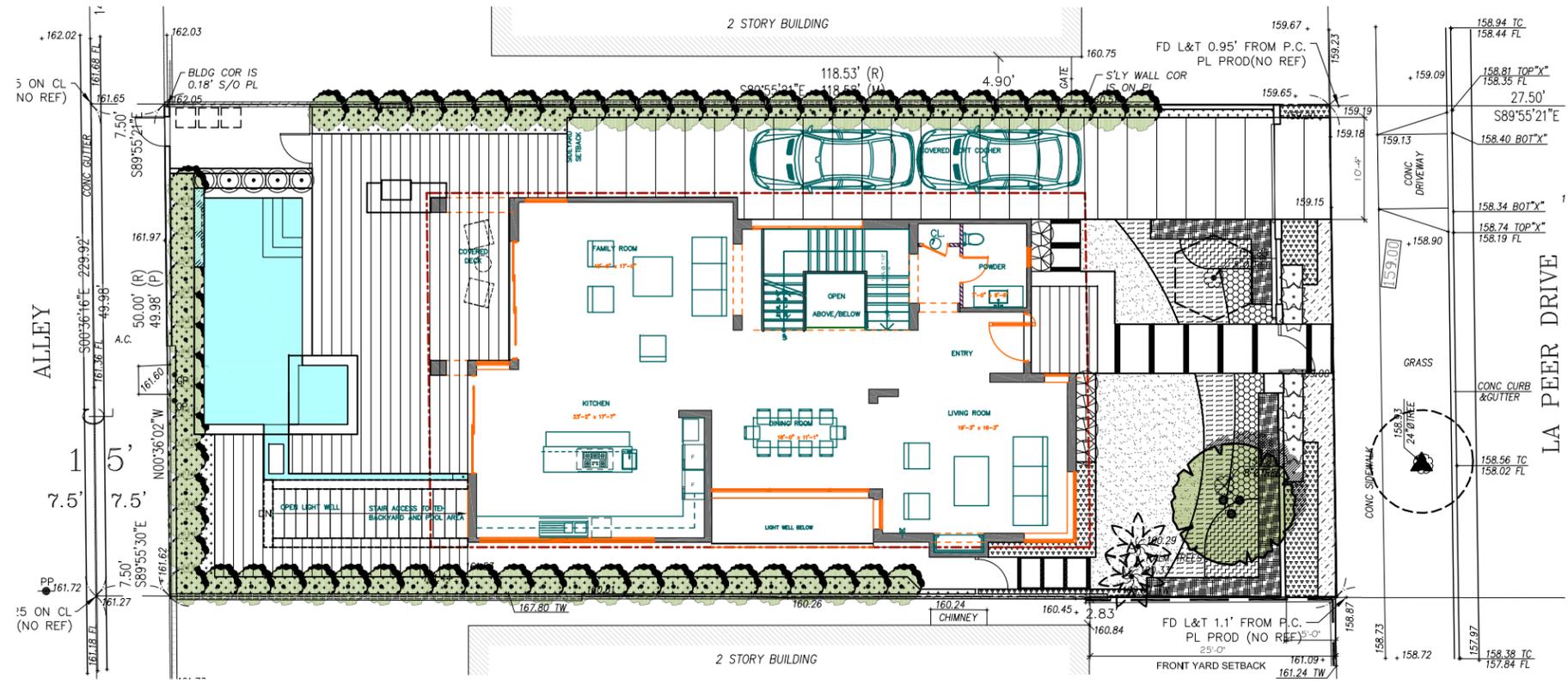
8/10/2016

scale: 1/16" = 1'-0"

prepared by: S.J.

job #: 2016-237

**A-0.0**



**1 PLANTING PLAN**  
SCALE: 1/16" = 1'-0"

PLANTING LEGEND			SHRUBS & GROUND COVERS		
TREES	SIZE & QUAN.	WUCOLS		SIZE & QUAN.	WUCOLS
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	48" BOX/ 1 EA.	LOW	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL./ 8 EA.	LOW
FICUS NITIDA INDIAN LAUREL FIG	15 GAL./ 62 EA.	MODERATE	PHORMIUM TENAX 'AMAZING RED' NEW ZEALAND FLAX	5 GAL./ 6 EA.	LOW
EXISTING TREE (MAGNOLIA) TO REMAIN			ANIGOZANTHOS FLAVIDUS 'BIG RED' KANGAROO PAW	5 GAL./ 5 EA.	MODERATE
EXISTING TREE (PALM) TO REMAIN			WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL. @ 24" O.C./ 26 EA.	LOW
EXISTING STREET TREE TO REMAIN			SALVIA GREGII 'FURMAN'S RED AUTUMN SAGE' FURMAN'S RED AUTUMN SAGE	5 GAL. @ 24" O.C./ 15 EA.	LOW
			LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL. @ 24" O.C./ 14 EA.	LOW
			NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL. @ 18" O.C./ 51 EA.	LOW
			ARMERIA MARITIMA COMMON SEATHRIFT	1 GAL. @ 18" O.C./ 174 EA.	MODERATE
			SENECIO MANDRALISCAE KLEINIA	1 GAL. @ 12" O.C./ 95 EA.	LOW
			FESTUCA OVINA 'GLAUCA' BLUE FESCUE	1 GAL. @ 12" O.C./ 115 EA.	LOW
			UC VERDE BUFFALO GRASS	PLUGS @ 12" O.C./ 73 EA.	LOW

Revisions	
△ 04-27-2016	△
△	△
△	△
△	△

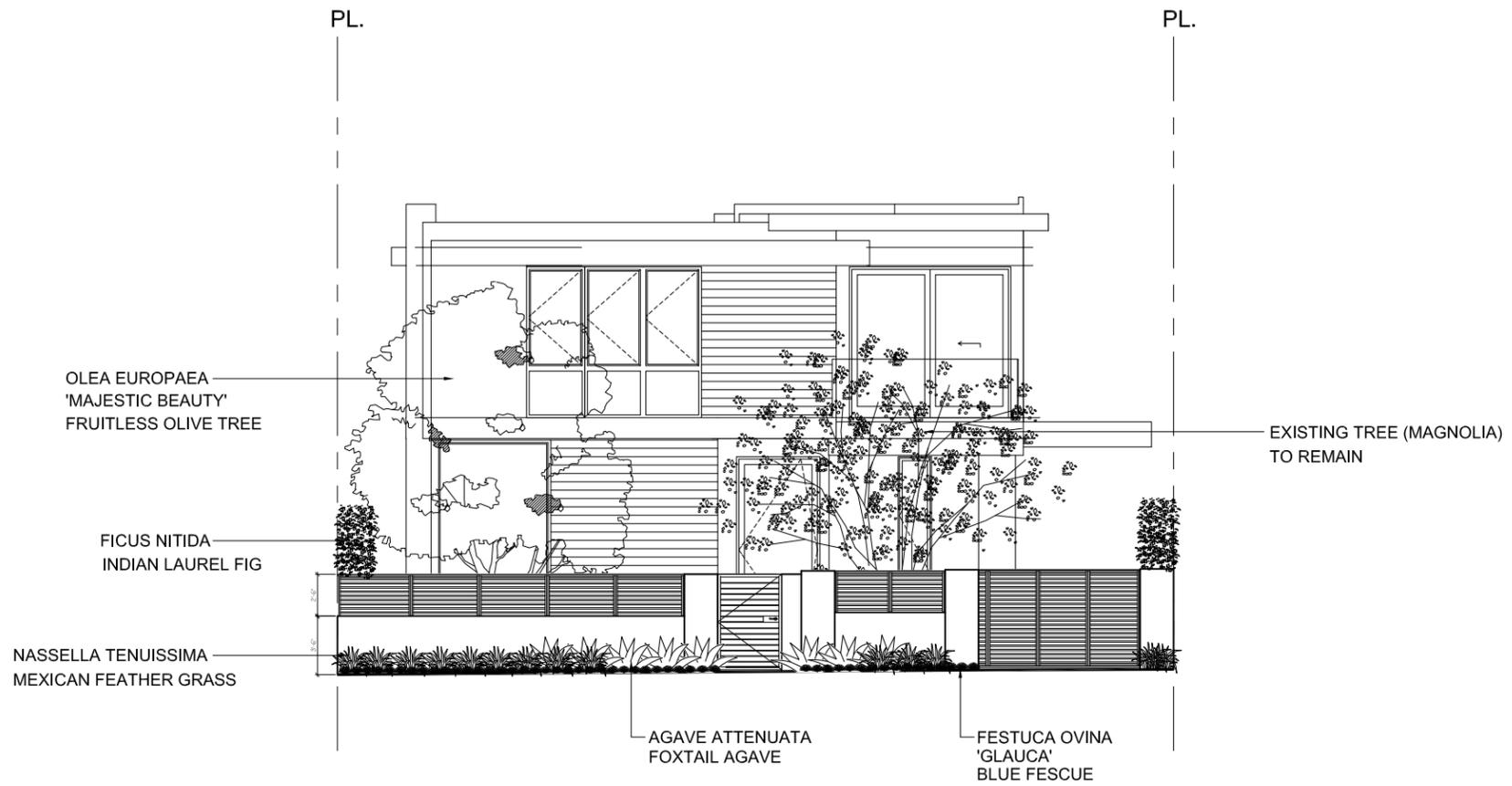


213 S. LA PEER DR.  
BEVERLY HILLS, CA. 90211

drawing title	
PLANTING PLAN	
designed	project number
drawn	21630
checked	scale
AS SHOWN	drawing number
reviewed	LP-1
date	08-12-2016

**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 FRONT YARD LANDSCAPE ELEVATION @ PLANTING**  
SCALE: 1"= 10'-0"

Revisions	
△	04-27-2016
△	
△	
△	

**SQLA INC**  
Landscape Architects  
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)  
BREA, CA, 92821 F. 562-905-0880  
www.sqlainc.com T. 213-383-1788 (Studio)

213 S. LA PEER DR.  
BEVERLY HILLS, CA. 90211

drawing title  
**LANDSCAPE ELEVATIONS  
@ PLANTING**

	designed	project number
	drawn	scale
	checked	drawing number
	reviewed	date
	08-12-2016	<b>LE-1</b>

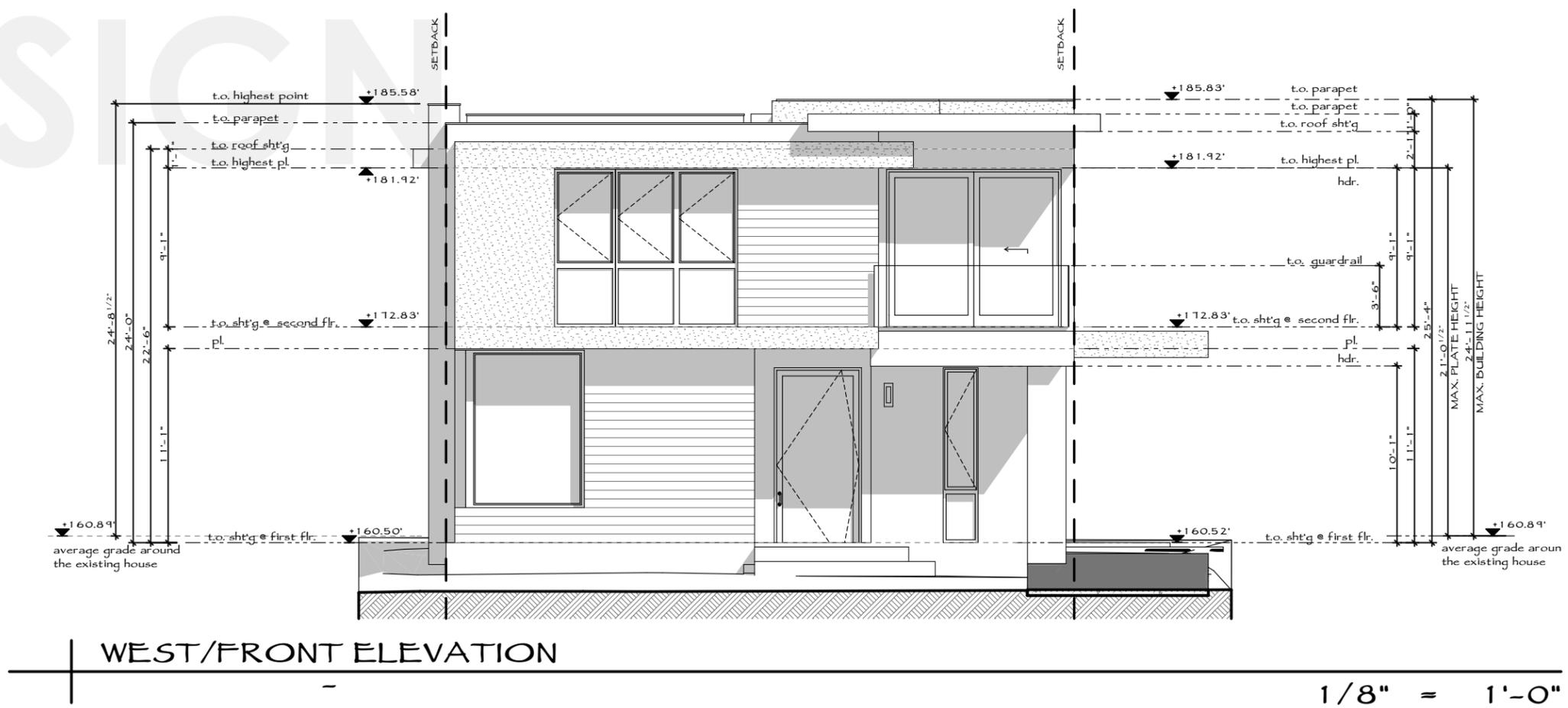
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SIA  
ARCHITECTURAL  
DESIGN



Permit Date

Project

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Owner

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**WEST / FRONT  
ELEVATION**

8/102016

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

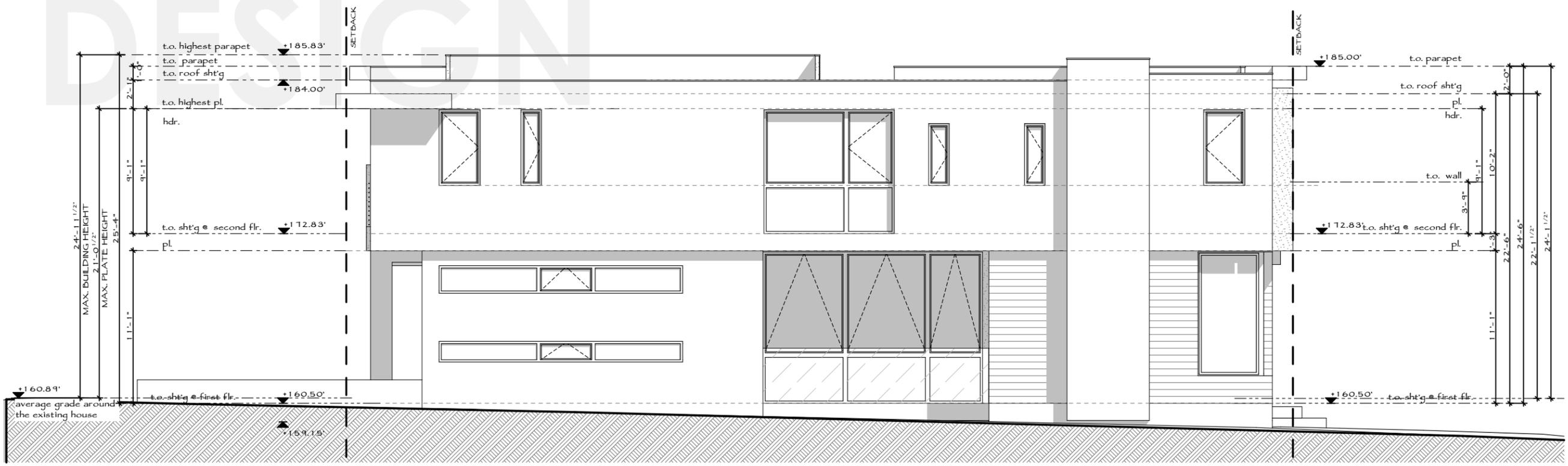
prepared by: S.J.

job #: 2016-237

**A-2.1**

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DESIGN



SOUTH / RIGHT ELEVATION

1/8" = 1'-0"

Permit Date

Project

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SOUTH / RIGHT  
ELEVATION

8/102016

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

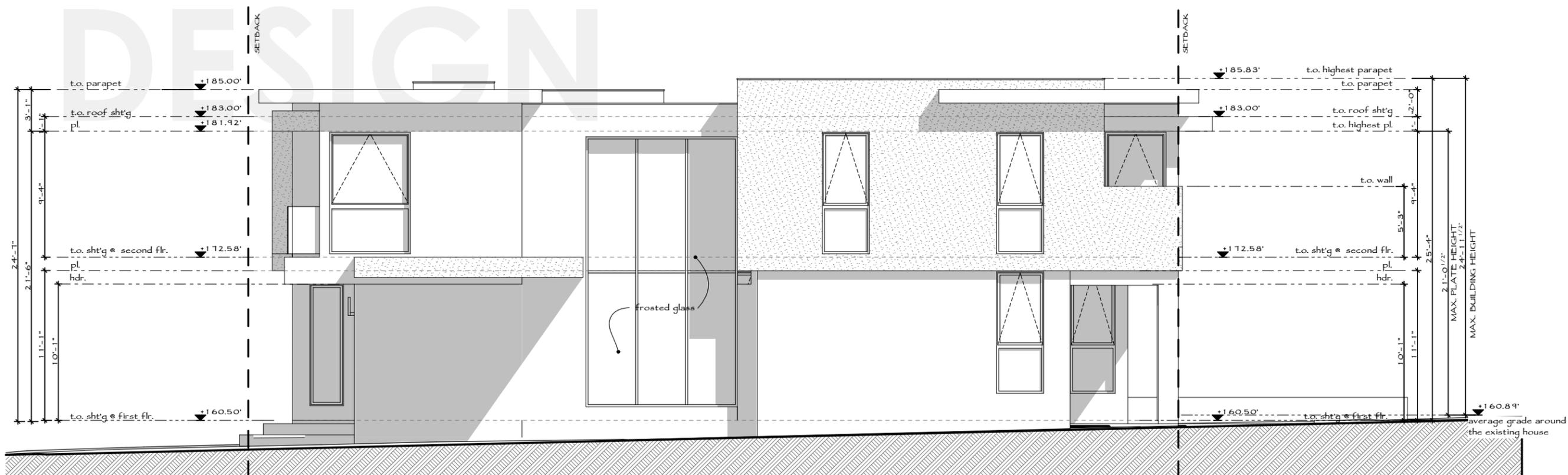
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A-2.3

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SIA  
ARCHITECTURAL  
DESIGN



NORTH/LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

**La Peer**

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Beverly Hills, CA 90212**

Owner

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**NORTH / LEFT  
ELEVATION**

8/102016

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

prepared by: S.J.

job #: 2016-237

**A-2.4**

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SIA  
ARCHITECTURAL  
DESIGN



COLOR WEST ELEVATION

1/8" = 1'-0"

Permit Date

Project

**La Peer**

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Beverly Hills, CA 90212**

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**COLOR FRONT/WEST  
ELEVATION**

8/102016

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

prepared by: S.J.

job #: 2016-237

**A-2.5**

EXISTING STREET VIEW



PROPOSED STREET VIEW



Permit Date

Project

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Owner

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**STREET VIEW PHOTO MONTAGE**

8/102016

scale:

prepared by: S.J.

job #: 2016-237

**A-5.2**

SIA  
ARCHITECTURE  
DESIGN

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SIA



Permit Date

Project

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Owner

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INVESTMENT GROUP  
LLC  
213 S. La Peer Drive  
Beverly Hills, CA 90212**

**SIA**  
architectural  
design

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### COLOR RENDERINGS

8/102016

scale:

prepared by: S.J.

job #: 2016-237

**A-5.3**

**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



Permit Date

Project

**La Peer**

**213 S La Peer Drive  
Beverly Hills, CA 90212**

Owner

**GOLDEN STATE  
INVESTMENT GROUP  
LLC  
213 S. La Peer Drive  
Beverly Hills, CA 90212**

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architectural  
design

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## COLOR RENDERINGS

8/102016

scale:

prepared by: S.J.

job #: 2016-237

# A-5.4



**Design Review Commission Report**

213 South La Peer Drive

September 1, 2016

**Attachment C**

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 213 SOUTH LA PEER DRIVE.

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

Section 1. SIA Architectural Design Inc., agent, on behalf of Golden State Investment Group, 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 213 South La Peer 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 a duly noticed public hearing on **September 1, 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: **September 1, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Ilene Nathan, Chair  
Design Review Commission