



# Design Review Commission Report

**Meeting Date:** Thursday, October 6, 2016

**Subject:** **606 Foothill Road (PL1623787)**

A request for an R-1 Design Review Permit to allow a façade remodel and addition to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Accel Builders

**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 façade remodel and addition to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as a “Modern Farmhouse” style; however, as the project does not adhere to a pure architectural style, the project is before the Commission for review.

## URBAN DESIGN ANALYSIS

The close review of the overall design concept for the extensive remodeling of the single-family residence in conjunction with the architectural studies recommended by staff, will serve as an enhancement to the streetscape. Consideration of the existing architectural styling as an impetus for the aesthetic for the expansion of the existing residence could help to give further cohesiveness to the overall design. Alternately, a review of the front elevation in particular in conjunction with the main entry feature, the glazing and the proposed rooflines in response to a definitive architectural style, rather than a conglomeration of contemporary and “western” design elements, would allow for the residence to provide for a more rational and engaging frontage. Finally, a close review of the proposed materials and specifications, including the proposed garage door, and metal roofing specification in concert with the inclusion of the necessary architectural detailing should be undertaken as the project moves forward.

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

**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

606 Foothill Road

October 6, 2016

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, September 23, 2016; the site was posted on Friday, September 23, 2016. To date staff has not received comments in regards to the submitted project.



## **Design Review Commission Report**

606 Foothill Road

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### **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):**

Proposed architecture of the residence will be a "Modern Farmhouse". By using wooden doors/windows with siding will tie in together to achieve the "Farmhouse" look. The siding will be installed vertically and metal Standing Seam roof will be used to compliment the "Modern Farmhouse" architecture.

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

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

**D Site & Area Characteristics**

Lot Dimensions: 80.00'x148.61' Lot Area (square feet): 11888.8'  
 Adjacent Streets: N. Alpine Dr, N. Elm Dr

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

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House            | <input type="checkbox"/> Accessory Structure(s)         |
| <input checked="" 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:	<u>2</u>	<u>Deodar Cedar 8'8",</u>	<u>Southern Magnolia 7'6" (Both to Remain)</u>
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:**

None

**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:	28'-0"	33'11"	28'-0"
Roof Plate Height:	25ft	20'-4"	20'-4"
Floor Area:	14,000 sf	3,911 sf	5,915 sf
Rear Setbacks:	25'-0"	37'-0"	47'-0"
Side Setbacks:	S/E 5'-0"	S/E 3'-0"	S/E 3'-0"
	N/W 5'-0"	N/W 14'-0"	N/W 14'-0"
Parking Spaces:	2		

**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:* Miratec Siding, African Mahogany, 24 Gauge Galvalume  
*Texture /Finish:* Smooth Paint, Stain  
*Color / Transparency:* Benjamin Moore Dove White, Raw Umber

**WINDOWS** (Include frame, trim, glass, metal, etc)

*Material:* Primed wood exterior, Tempered Glass, 2" PVC applied projected sill  
*Texture /Finish:* Smooth Paint  
*Color / Transparency:* Benjamin Moore Black 2132-10, Lo.E-366/Neat Visible Transmittance=0.39

**DOORS** (Include frame, trim, glass, metal, etc)

*Material:* African Mahogany  
*Texture /Finish:* Stain  
*Color / Transparency:* Raw Umber

**PEDIMENTS**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**ROOF**

*Material:* Standing Seam Roofing, 24 Gauge Galvalume  
*Texture /Finish:* Smooth  
*Color / Transparency:* Dark Bronze SR.27

**CORBELS**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**CHIMNEY(S)**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

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

**COLUMNS**

*Material:* Primed Wood  
*Texture /Finish:* Smooth Paint  
*Color / Transparency:* Benjamin Moore Dove White

**BALCONIES & RAILINGS**

*Material:* Wrought Iron  
*Texture /Finish:* Smooth Paint  
*Color / Transparency:* Black Satin

**TRELLIS, AWNINGS, CANOPIES**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**DOWNSPOUTS / GUTTERS**

*Material:* Ogee Aluminum  
*Texture /Finish:* Smooth  
*Color / Transparency:* Bronze

**EXTERIOR LIGHTING**

*Material:* L.E.D Lumens, Aluminum, Etched Glass  
*Texture /Finish:* Smooth  
*Color / Transparency:* Color Temp: 3000k. Black

**PAVED SURFACES**

*Material:* Maintain Existing Pavers  
*Texture /Finish:*  
*Color / Transparency:*

**FREESTANDING WALLS AND FENCES**

*Material:* Existing 8' Dog ear fence, Alley wall  
*Texture /Finish:* Smooth  
*Color / Transparency:* Primed Wood

**OTHER DESIGN ELEMENTS**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

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

The plant palette will be restrained in so far as using a few plant types that are low water consumers, that further compliment the "Farm" vernacular of the architecture... Ornamental grasses, flowering shrubs, ground covers, hedging.... Maintaning existing Heritage Trees.

**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.**

The floor plan and elevations adhere to the "Modern/Traditional" style of architecture. The use of English style characteristics is hinted with sleeker forms to give the house a more contemporary feel as modern life has transformed how we use our dwellings and what our expectations are for them. The introduction of newer more sustainable materials like metal roofing and vertical siding have been used to address environmental, energy and maintenance related aspects of home ownership.

**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.**

Scale and mass have been minimized by the use of vertical siding, lower and shallower roof pitches and providing the required setbacks. Wall mass has been reduced by adding more windows and a light color paint which helps tone down the scale. Garden like quality comes in the form of mature trees on-site and new vegetation that softens the modern style by mixing nature with a man-made structure.

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

The current structure is old and rind down. The proposed project will enhance the neighborhood with a clean modern looking structure that has clean lines and minimal embellishments. The trees with be laced to allow natural light into the spaces. The current vegetation is overgrown and ugly. New plantings with appropriate spacing and scale will compliment the proposed building.

**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.**

The owner is looking for a spacious open floor plan with lots of natural light and larger bedrooms. The proposed plan provides these elements to the owner. Reasoanble privacy comes in the form of required setbacks, strategic vegetation and no overpowering architectural elements that hinder or protrude into neighbors privacy. The proposed design has remained a two story structure, so no existing views from the neighbors will be hinder or blocked.

**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.**

In our immediate area, there are several styles of arhitecture that stand alone and work together as a community. Our proposed design will compliment the vernacular of the surrounding neighbors by adding another style of architecture that will be pure and simplistic in design and true to materials, shapes and forms. The traditional modern home will compliment the neighborhood by not making a bold statement, but rather being subtle and blend in with the surroundings.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

RYAN GOHLICH | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1<sup>st</sup> Floor

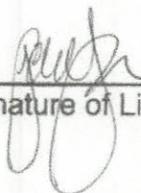
Beverly Hills, CA 90210

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 606 Foothill Road, Beverly Hills, CA 90210 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

9/19/2016  
Date





## **Design Review Commission Report**

606 Foothill Road

October 6, 2016

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



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

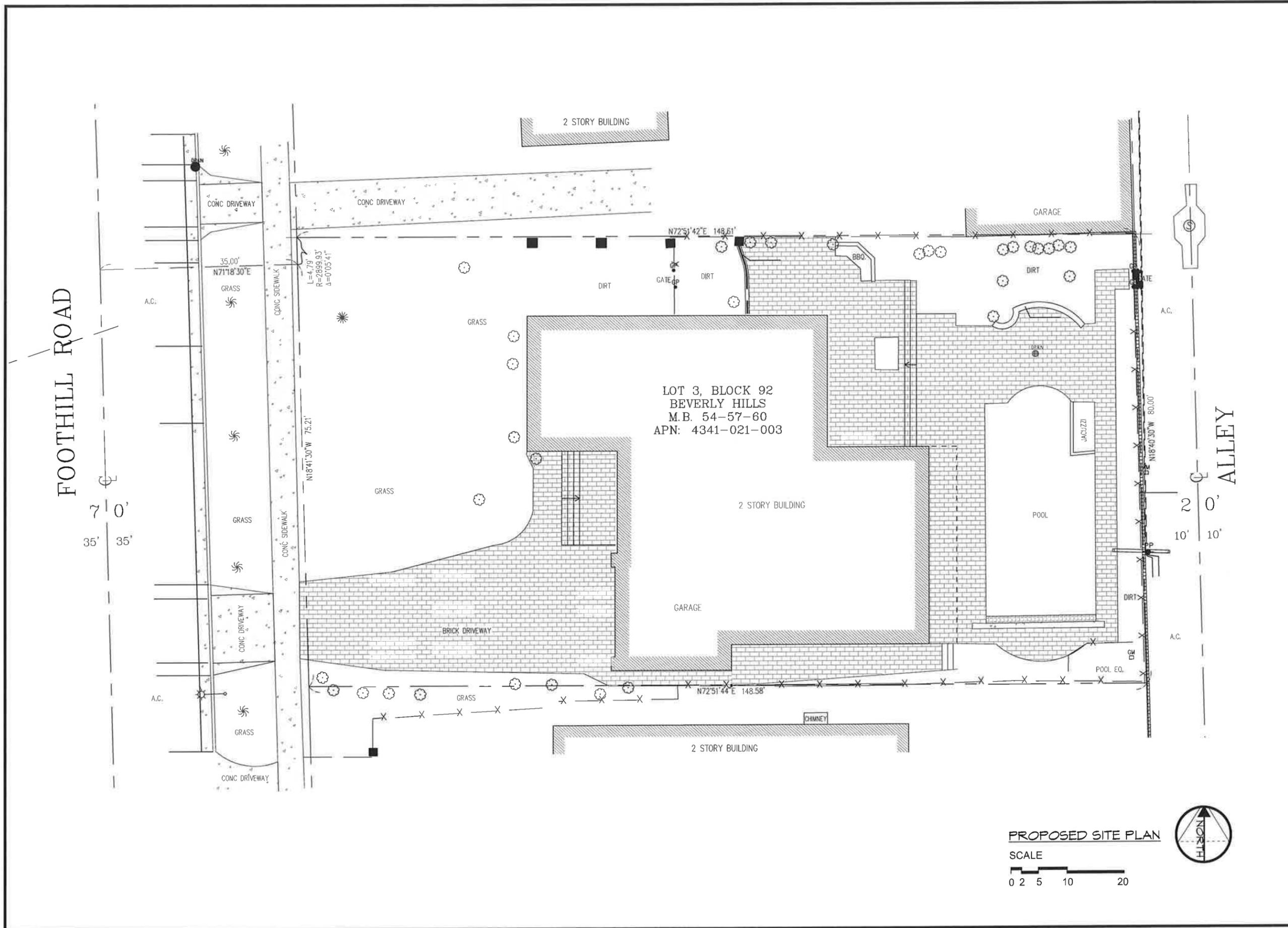
606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

SEPT. 19, 2016

PROPOSED  
SITE PLAN

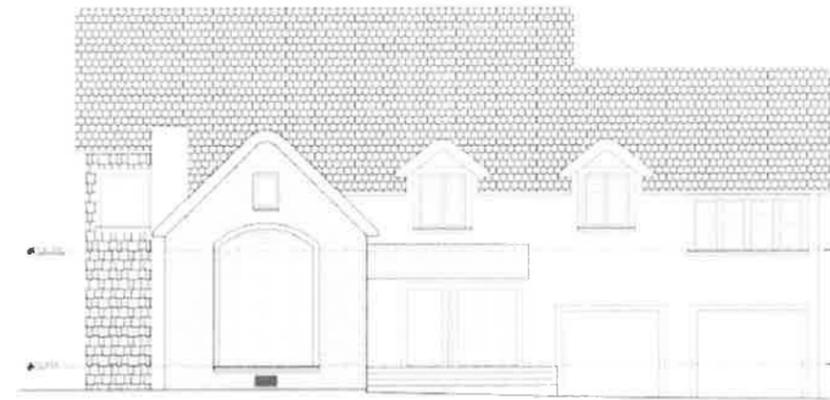
SK2



PROPOSED SITE PLAN

SCALE

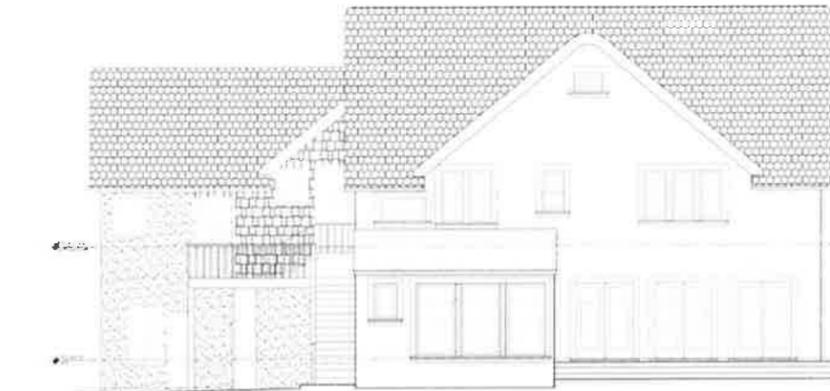




EXISTING FRONT -(WEST ELEVATION)



PROPOSED FRONT -(WEST ELEVATION)



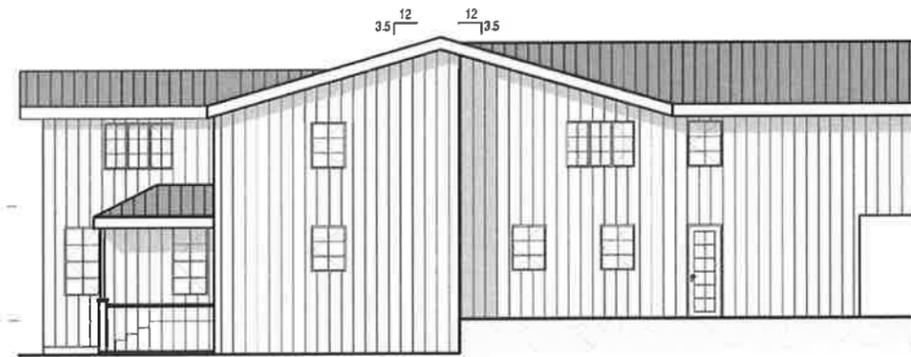
EXISTING REAR -(EAST ELEVATION)



PROPOSED REAR -(EAST ELEVATION)



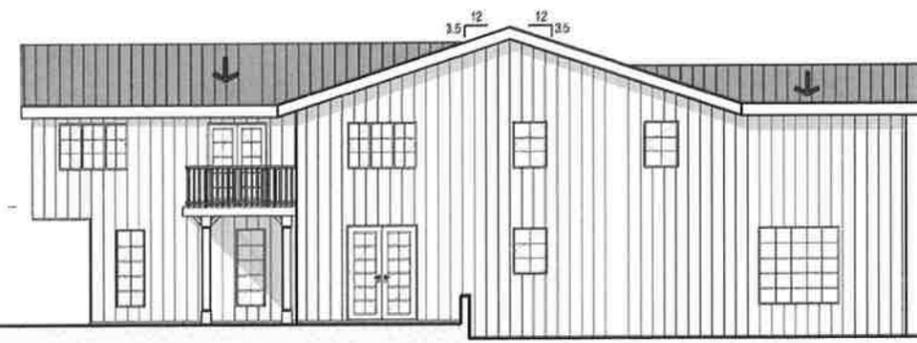
EXISTING SIDE -(SOUTH ELEVATION)



PROPOSED SIDE -(SOUTH ELEVATION)



EXISTING SIDE -(NORTH ELEVATION)



PROPOSED SIDE -(NORTH ELEVATION)



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**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

SEPT. 19, 2016  
ELEVATION  
COMPARISON

SK9



PINNACLE  
DESIGN  
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EXISTING WEST ELEVATION

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

SEPT. 19, 2016

EXISTING  
EXT. ELEVATION

SK10

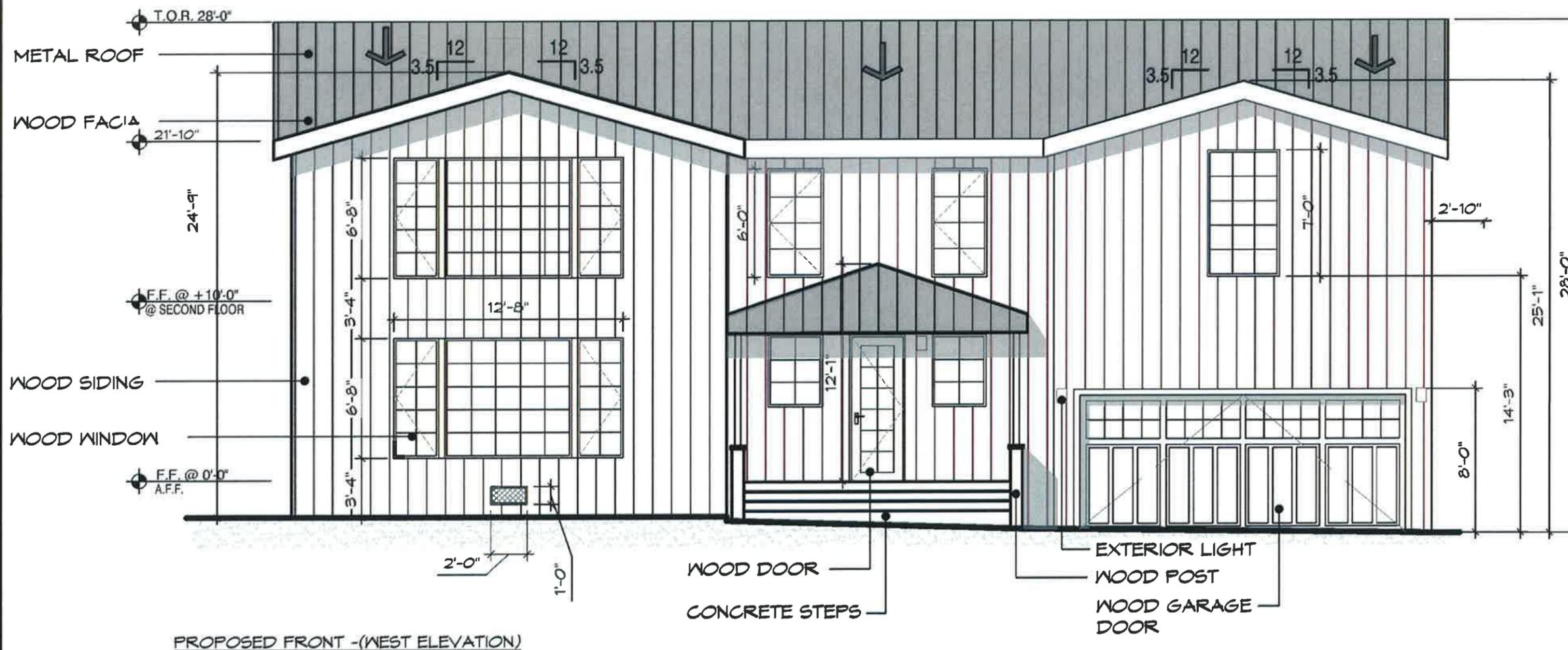


**PINNACLE  
DESIGN  
GROUP INC.**

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**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**



PROPOSED FRONT -(WEST ELEVATION)

SEPT. 19, 2016

PROPOSED  
ELEVATION

SK14



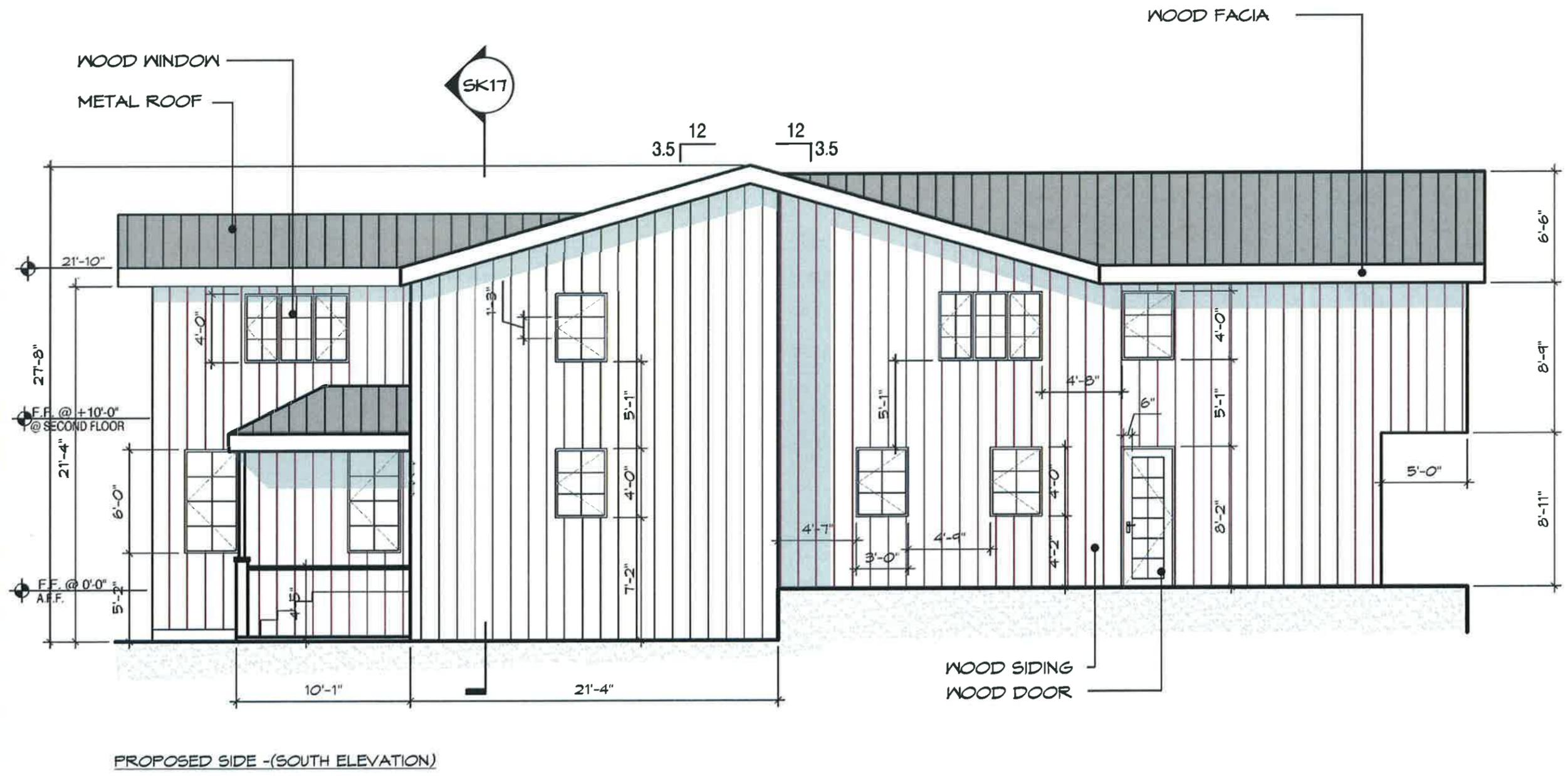
**PINNACLE  
DESIGN  
GROUP INC.**  
4375 EAST LOWELL ST.  
SUITE H  
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(909)747-4784

**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

SEPT. 19, 2016  
PROPOSED  
ELEVATIONS

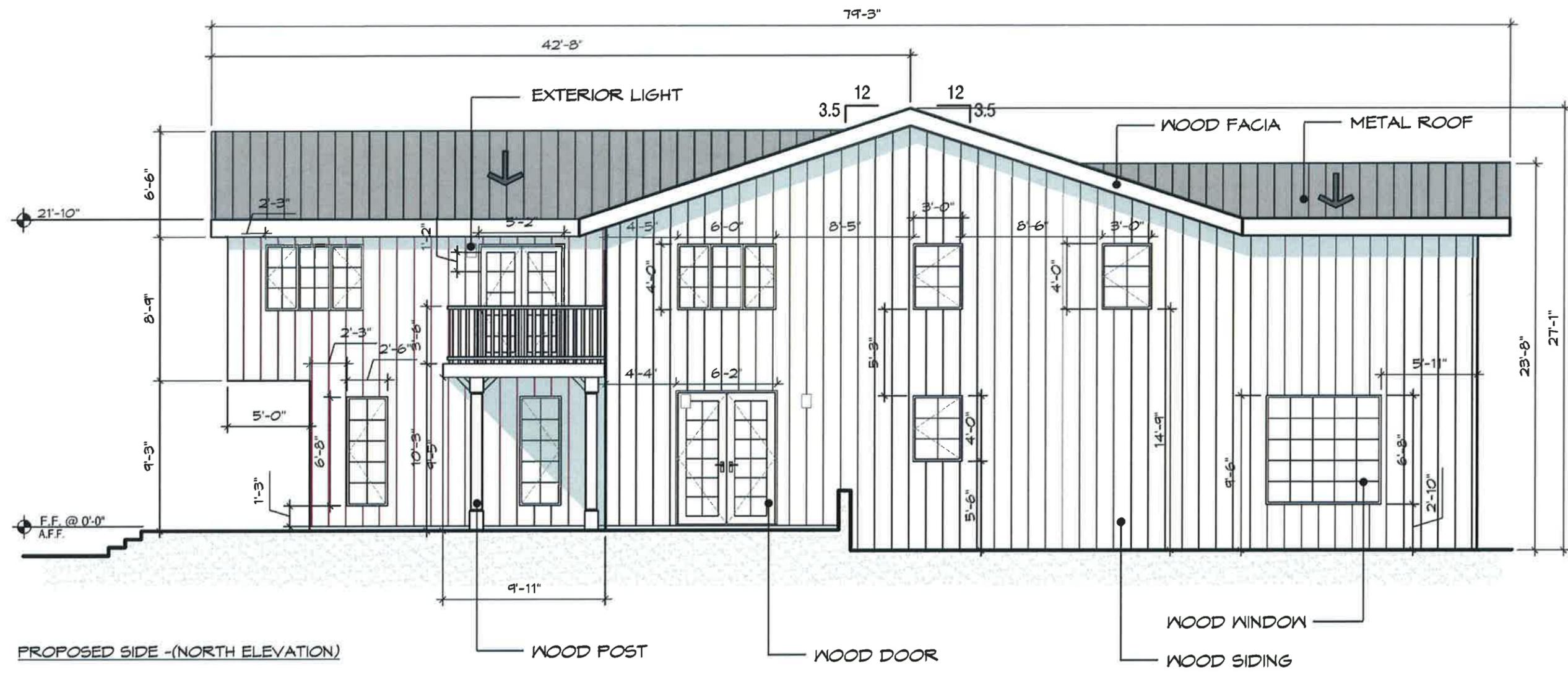
**SK15**



PROPOSED SIDE -(SOUTH ELEVATION)

**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**



PROPOSED SIDE -(NORTH ELEVATION)

SEPT. 19, 2016  
PROPOSED  
ELEVATIONS

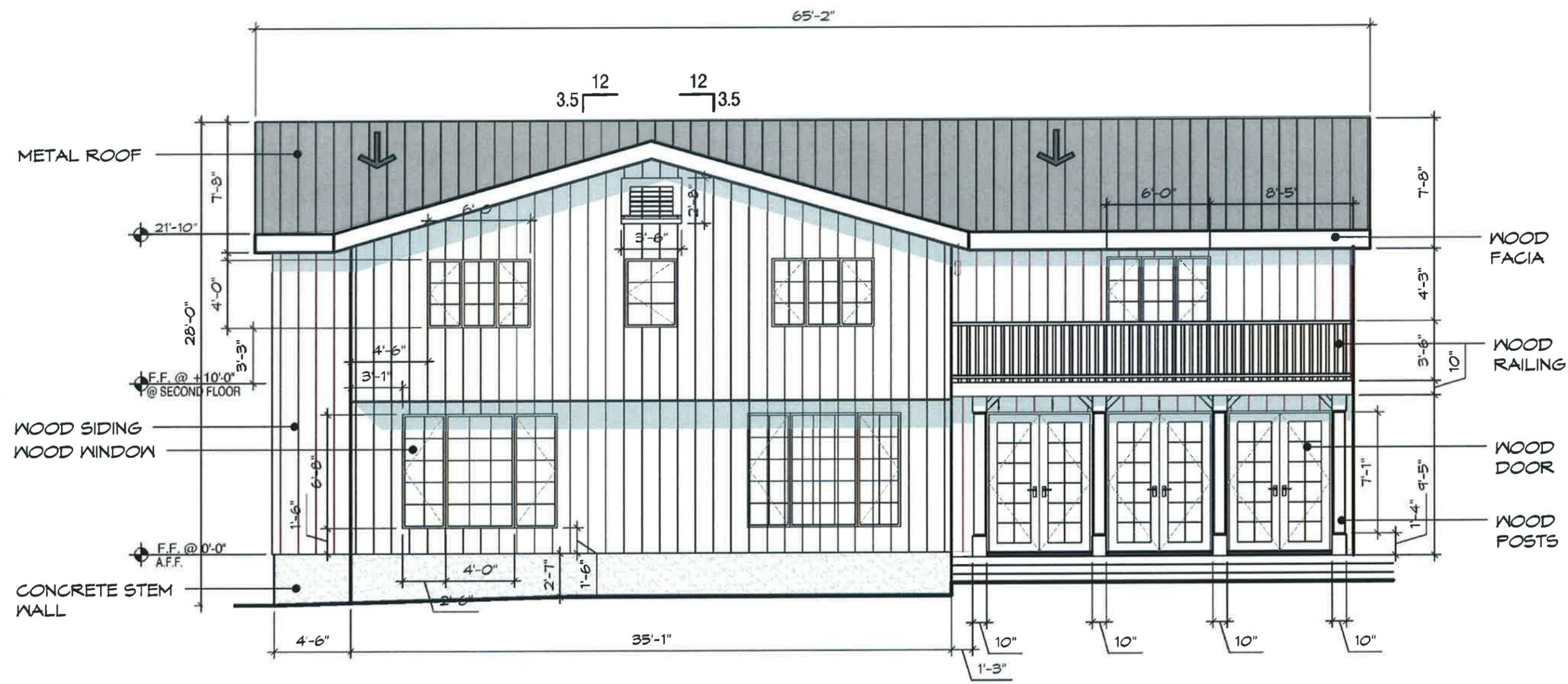
SK16



**PINNACLE  
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GROUP INC.**  
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**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**



PROPOSED REAR -(EAST ELEVATION)

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..
..
SEPT. 19, 2016
PROPOSED ELEVATION
SK17



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STREET VIEW OF PROPOSED FRONT ELEVATION

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

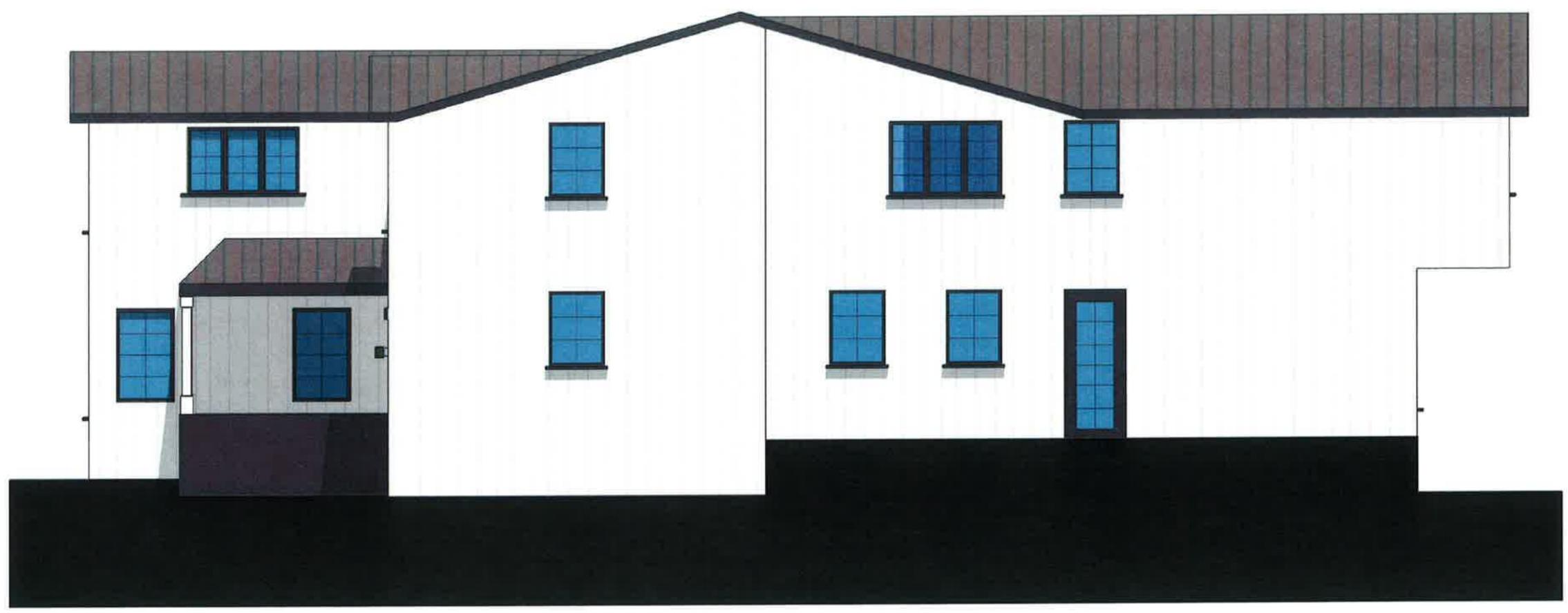
SEPT. 19, 2016

COLOR  
ELEVATION

SK22



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SIDE VIEW OF PROPOSED SOUTH ELEVATION

**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

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SEPT. 19, 2016
COLOR
ELEVATION
SK23



**PINNACLE  
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GROUP INC.**  
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SUITE H  
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**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**  
ACCEL BUILDERS

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SEPT. 19, 2016
COLOR
ELEVATION
SK24



SIDE VIEW OF PROPOSED NORTH ELEVATION



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DESIGN  
GROUP INC.

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SUITE H  
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606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS



REAR VIEW OF PROPOSED REAR ELEVATION

SEPT. 19, 2016

COLOR  
ELEVATION

SK25



STREET VIEW OF PROPOSED FRONT ELEVATION



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**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

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SEPT. 19, 2016

CONTEXTUAL

RENDERING

**SK26**



DRIVENWAY VIEW OF PROPOSED FRONT ELEVATION



PINNACLE  
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606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

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SEPT. 19, 2016  
CONTEXTURAL  
RENDERINGS

SK27



**PINNACLE  
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(909)747-4784

**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

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--  
SEPT. 19, 2016  
PROPOSED  
COLOR PALLET  
SK28



METAL ROOFING  
(MANUFACTURED BY PACIFIC  
METAL ROOFING)- DARK  
BRONZE SR.27



SIDING - BENJAMIN MOORE  
DOVE WHITE



TRIM - BENJAMIN MOORE,  
BLACK 2132-10



WINDOWS (MANUFACTURED BY  
LINCOLN) - COLOR BENJAMIN  
MOORE, BLACK 2132-10



EXTERIOR LIGHT FIXTURE  
(MANUFACTURED BY MODERN  
FORMS) - COLOR BLACK



GARAGE DOOR - COLOR RAW  
UMBER



EXISTING PAVERS



COLUMNS - BENJAMIN  
MOORE, DOVE WHITE



**Design Review Commission Report**

606 Foothill Road

October 6, 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 **A FAÇADE REMODEL AND ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **606 FOOTHILL ROAD**.

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

Section 1. **Accel Builders, agent**, on behalf of **GB Blue Jay LLC**, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a façade remodel and addition to an existing two-story single-family residence** for the property located at **606 Foothill Road** 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 **October 6, 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: **October 6, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Ilene Nathan, Chair  
Design Review Commission