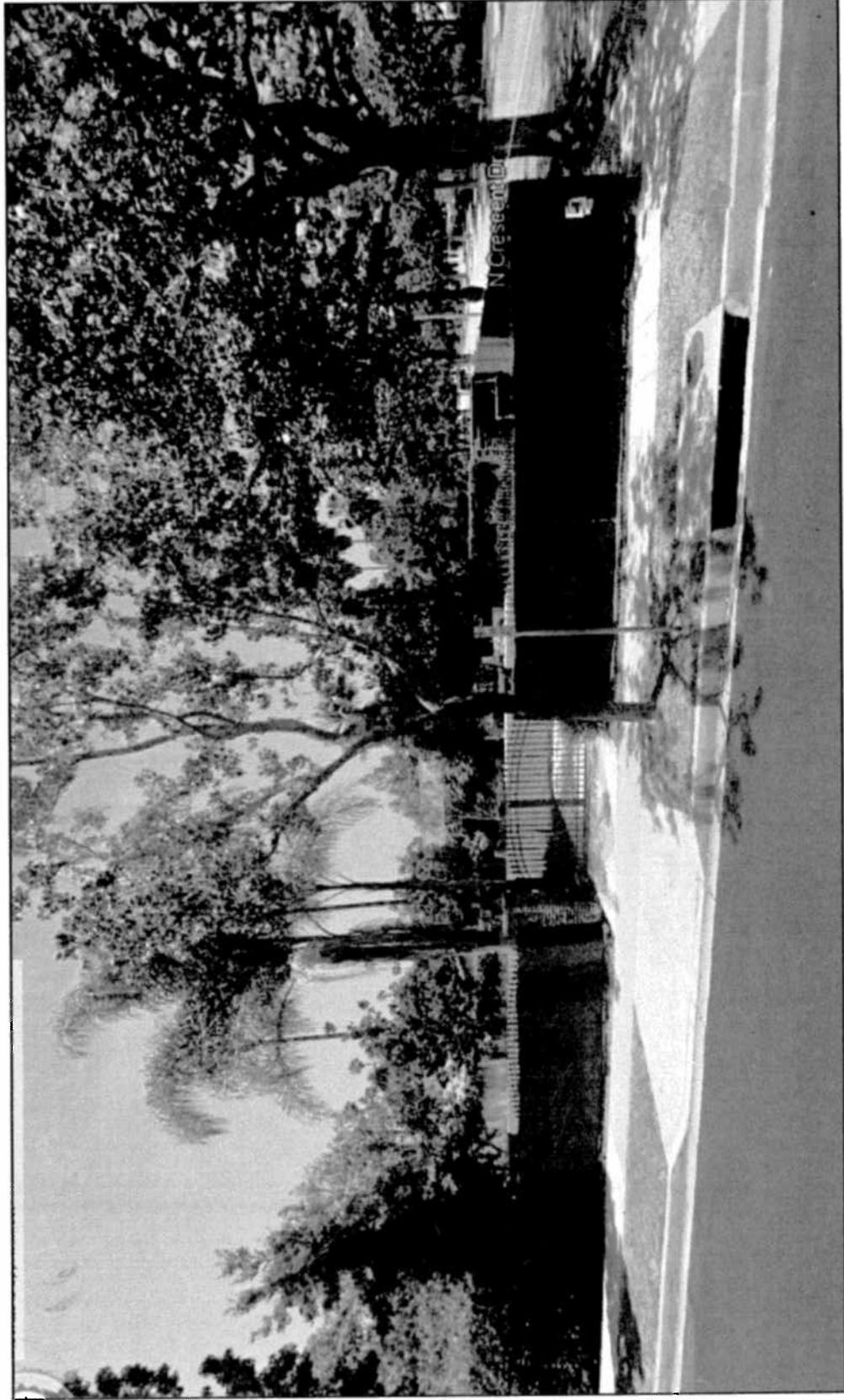




Design Review
Commission
February 3, 2011

601 North Crescent Drive

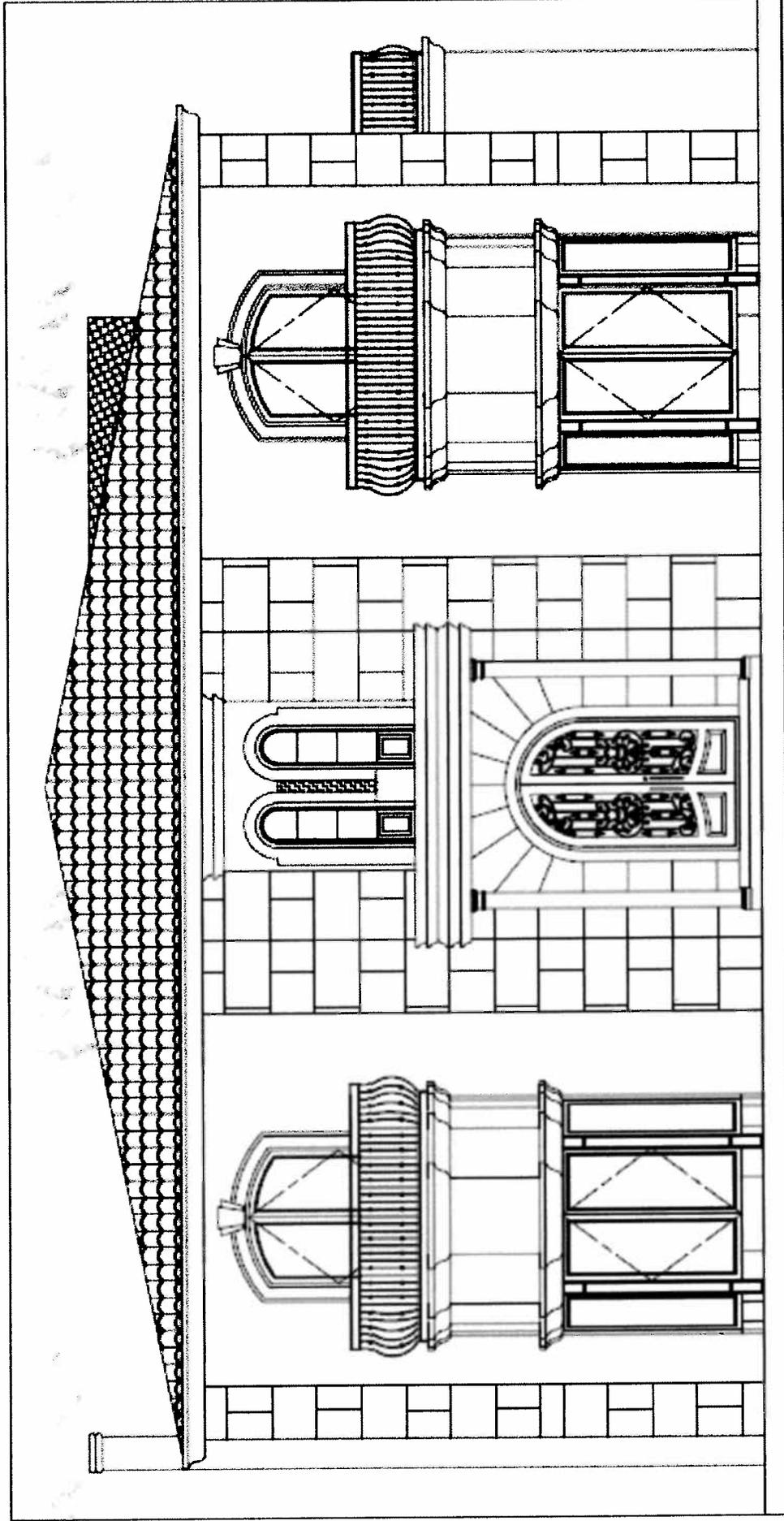


Existing - Vacant



Design Review
Commission
February 3, 2011

601 North Crescent Drive

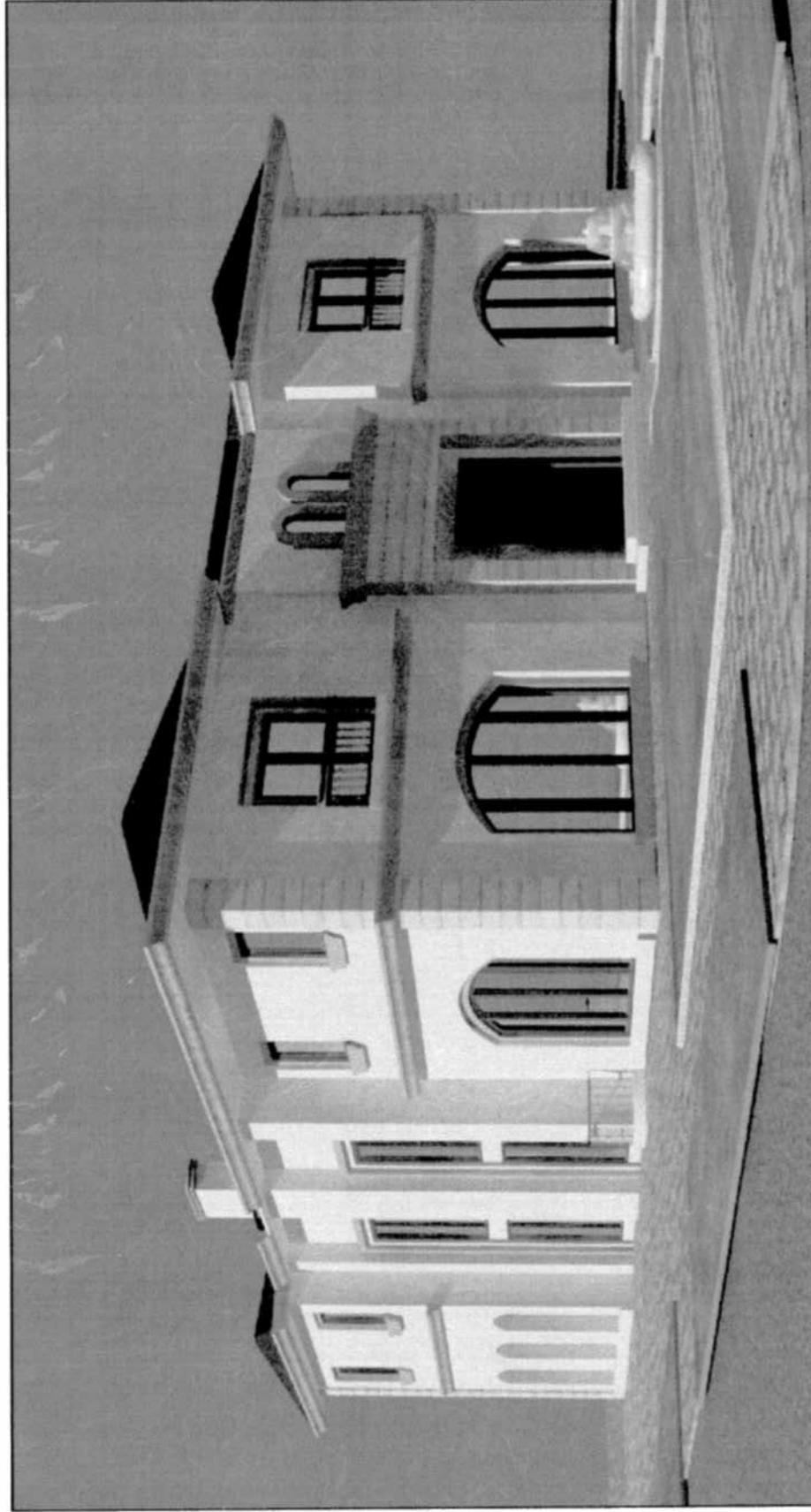


Preview Elevation 8/5/10



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601 North Crescent Drive

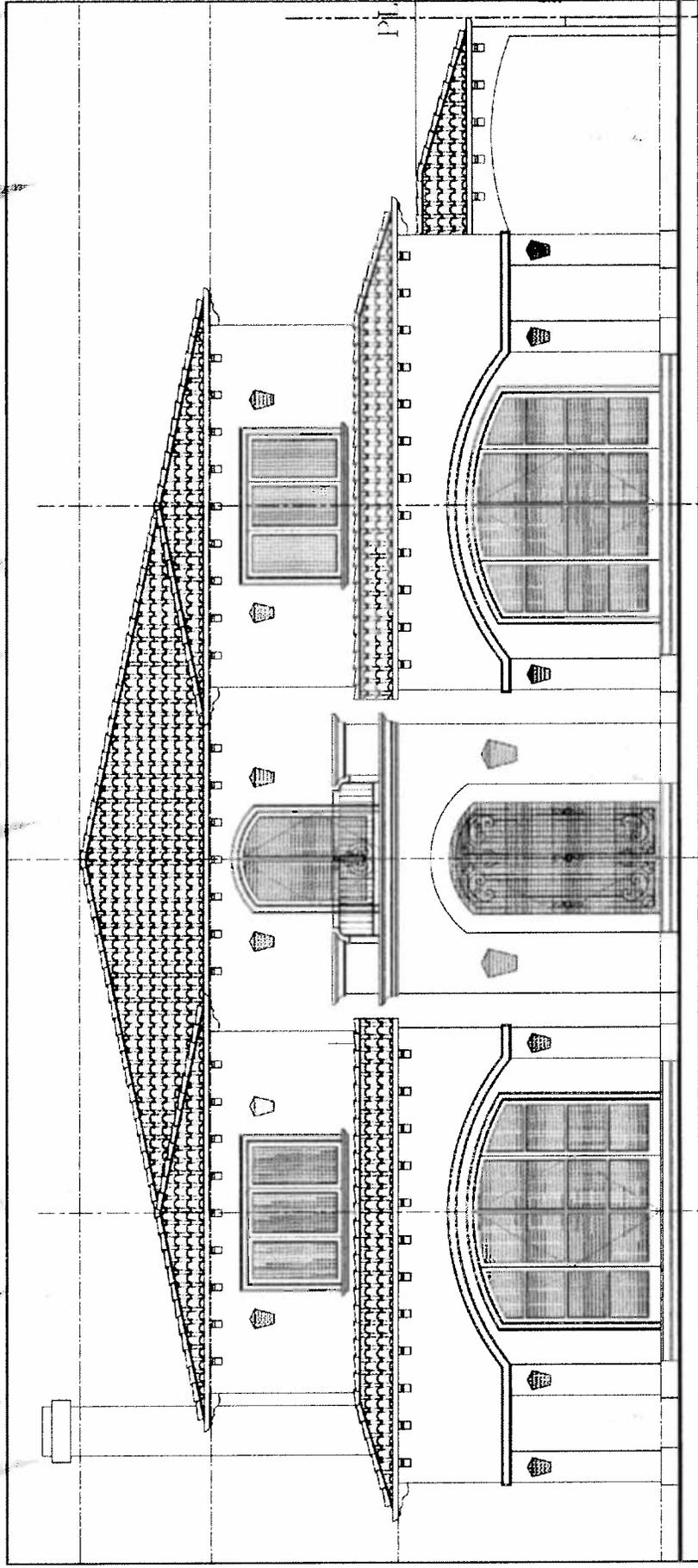


Rendering 9/2/10



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601 North Crescent Drive

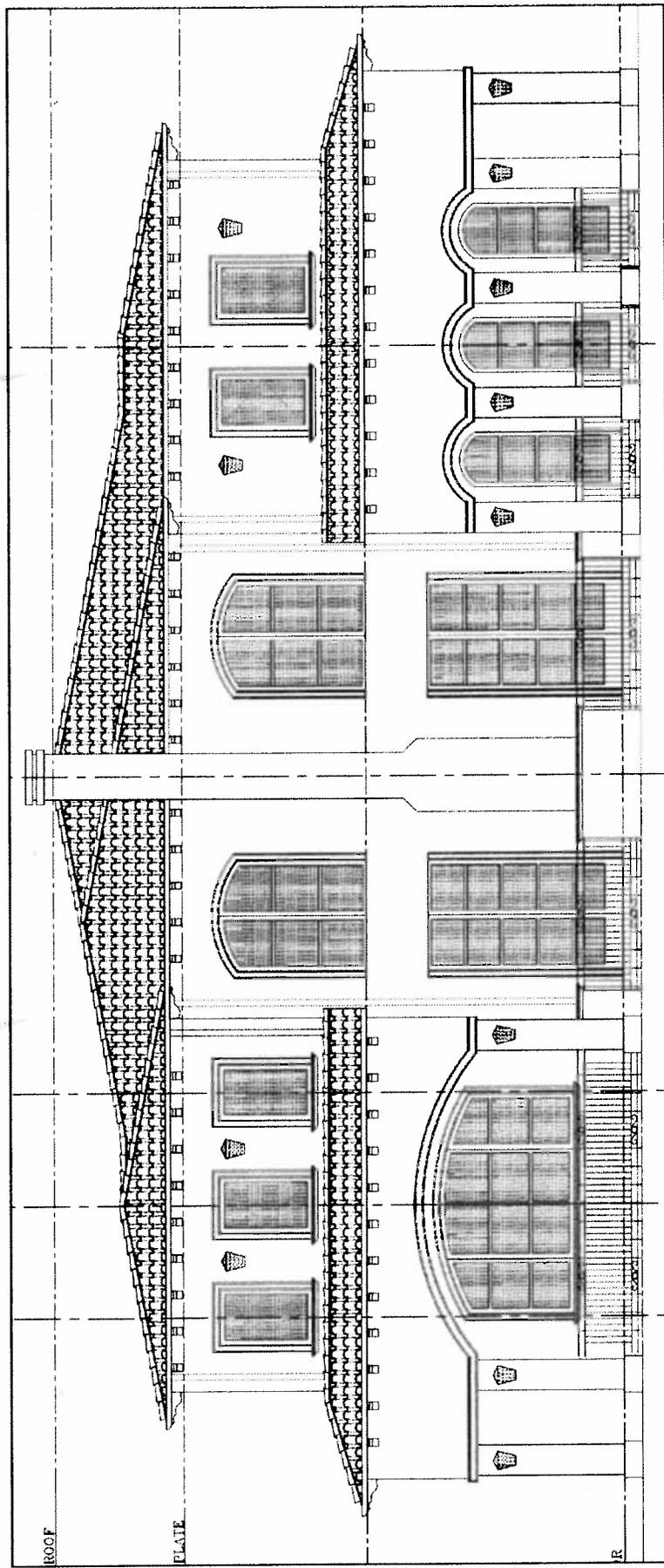


Revised Front Elevation 11/4/10



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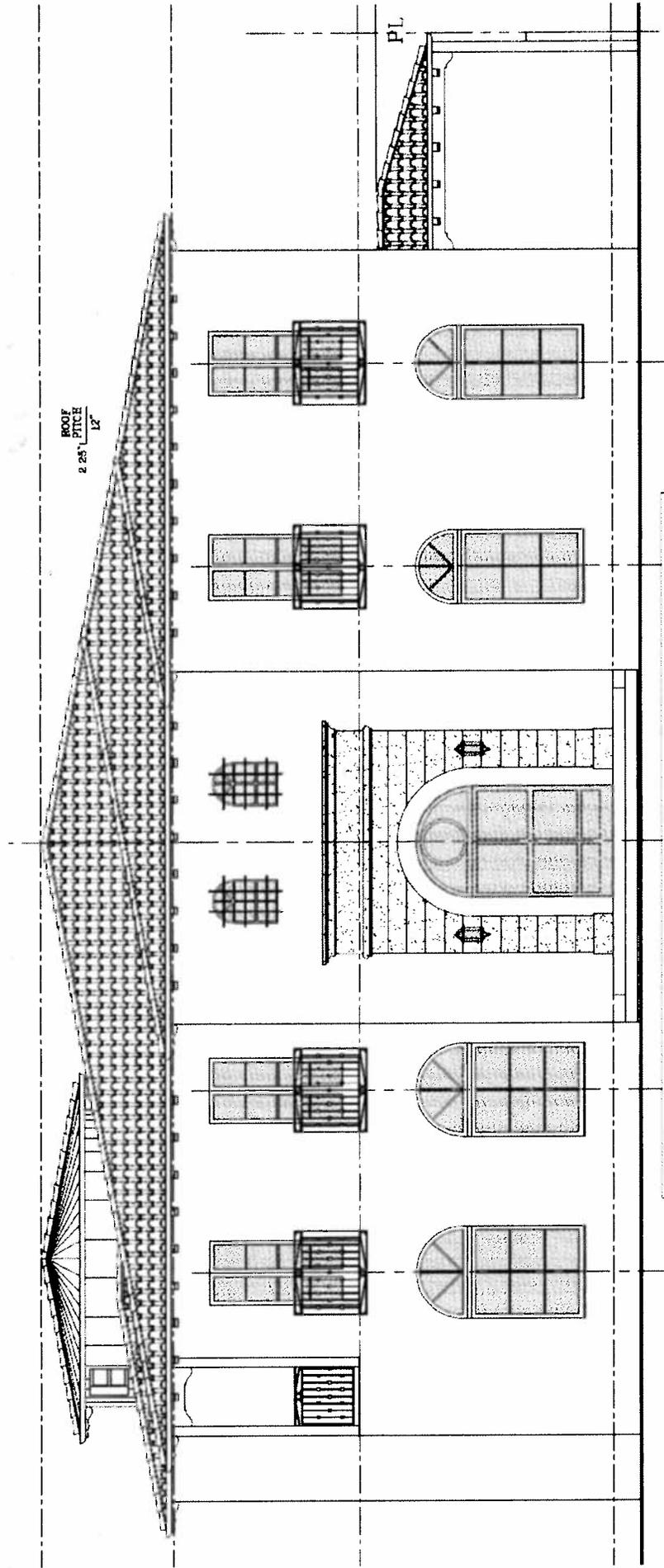
Revised Street Side (South) Elevation 11/4/10



Design Review
Commission

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601 North Crescent Drive



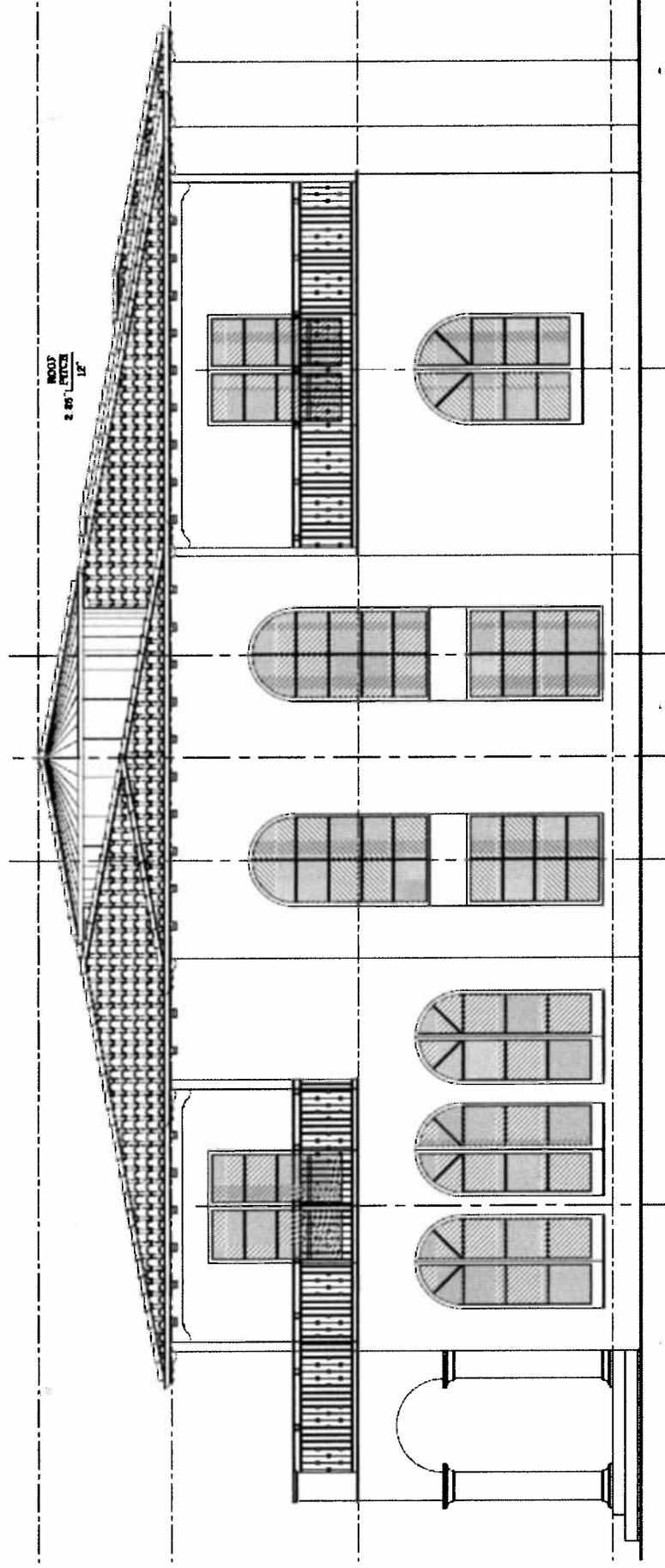
Front Elevation – 12/2/10



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Commission

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601 North Crescent Drive



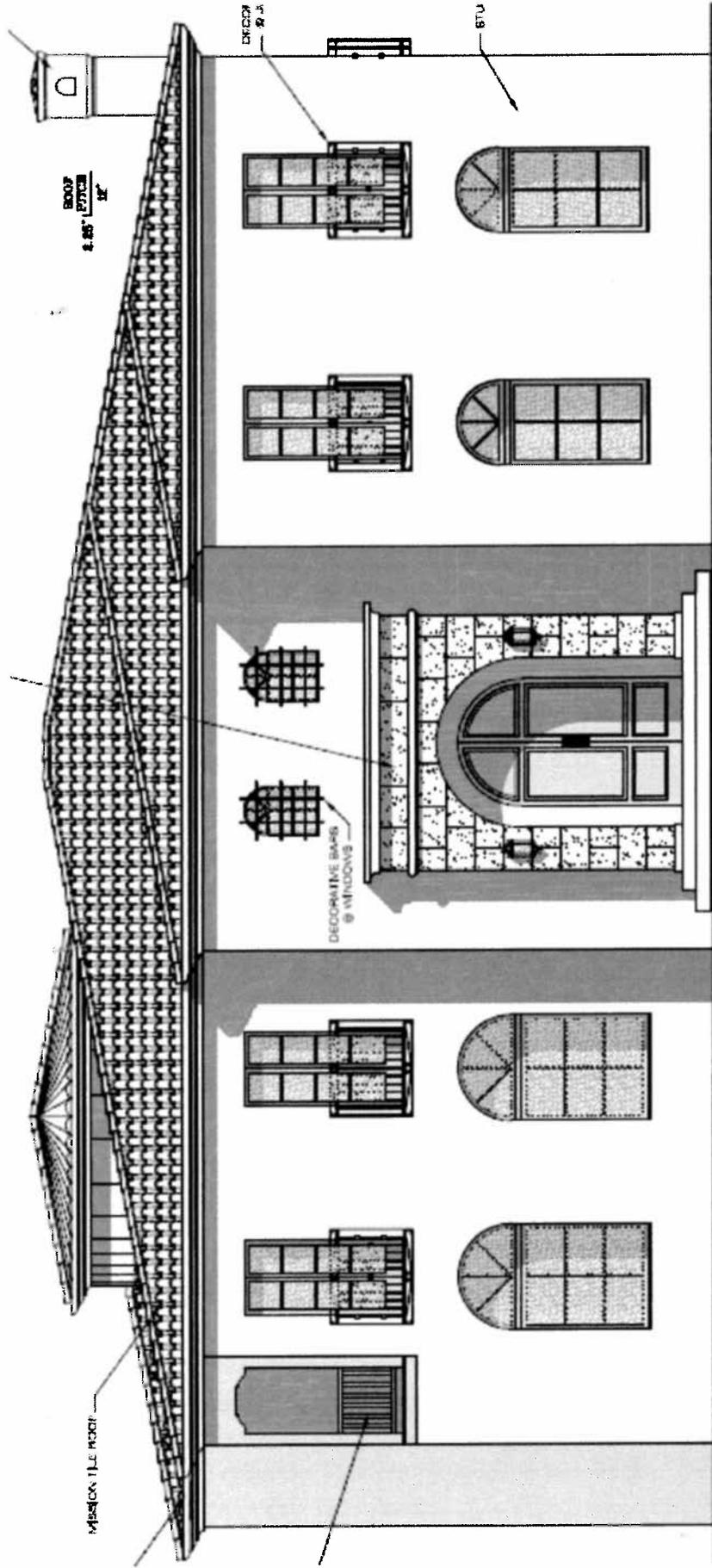
South Elevation – 12/2/10



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Commission

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601 North Crescent Drive



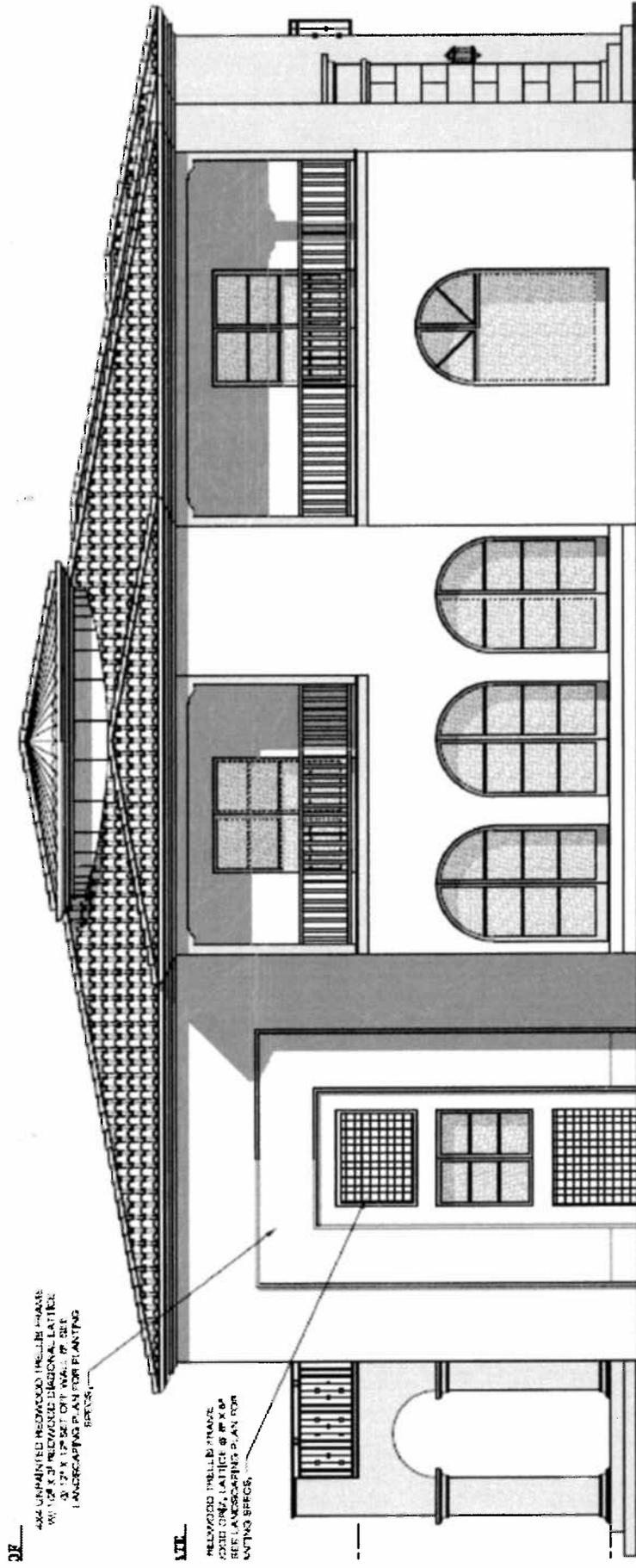
Front Elevation – 1/6/2011



601 North Crescent Drive

Design Review Commission

February 3, 2011



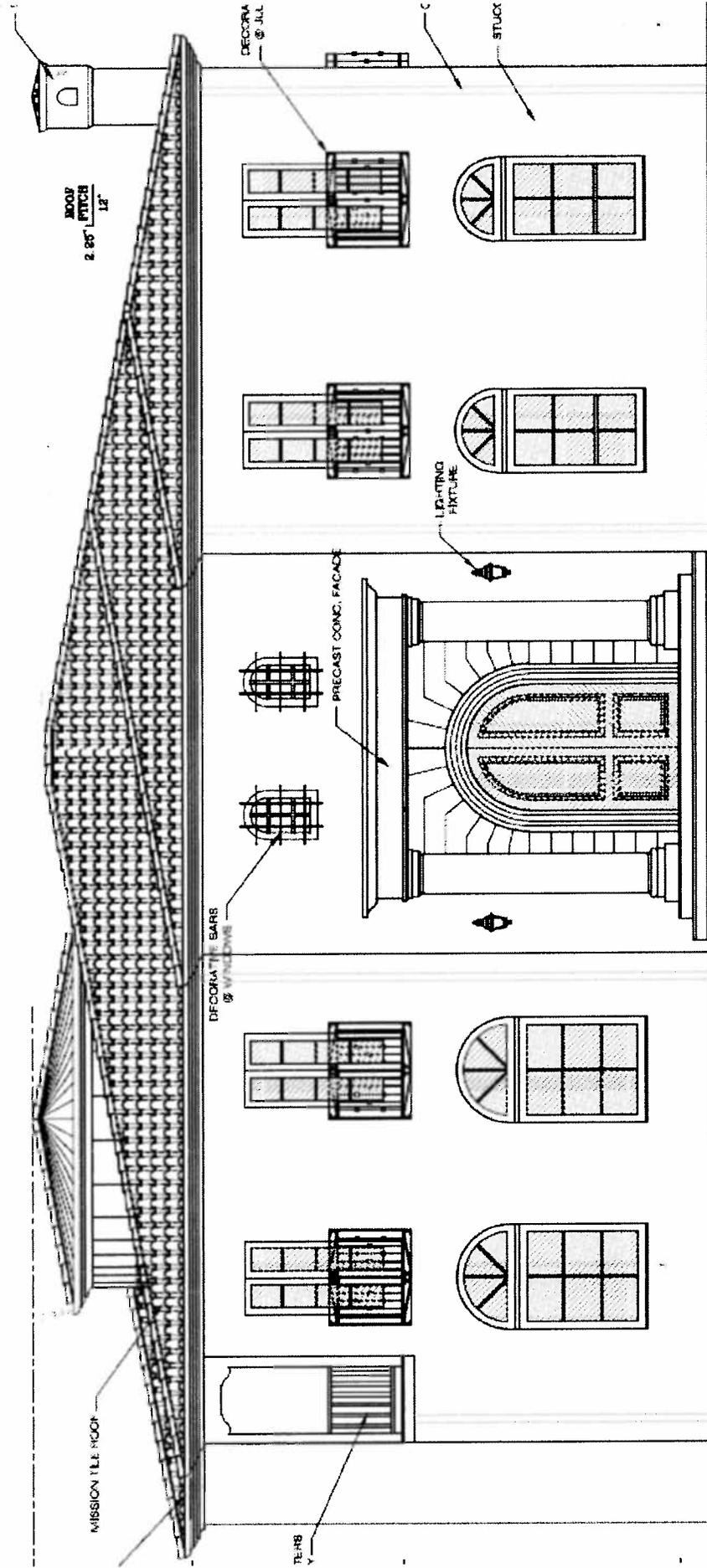
South Elevation – 1/6/2011



Design Review
Commission

February 3, 2011

601 North Crescent Drive



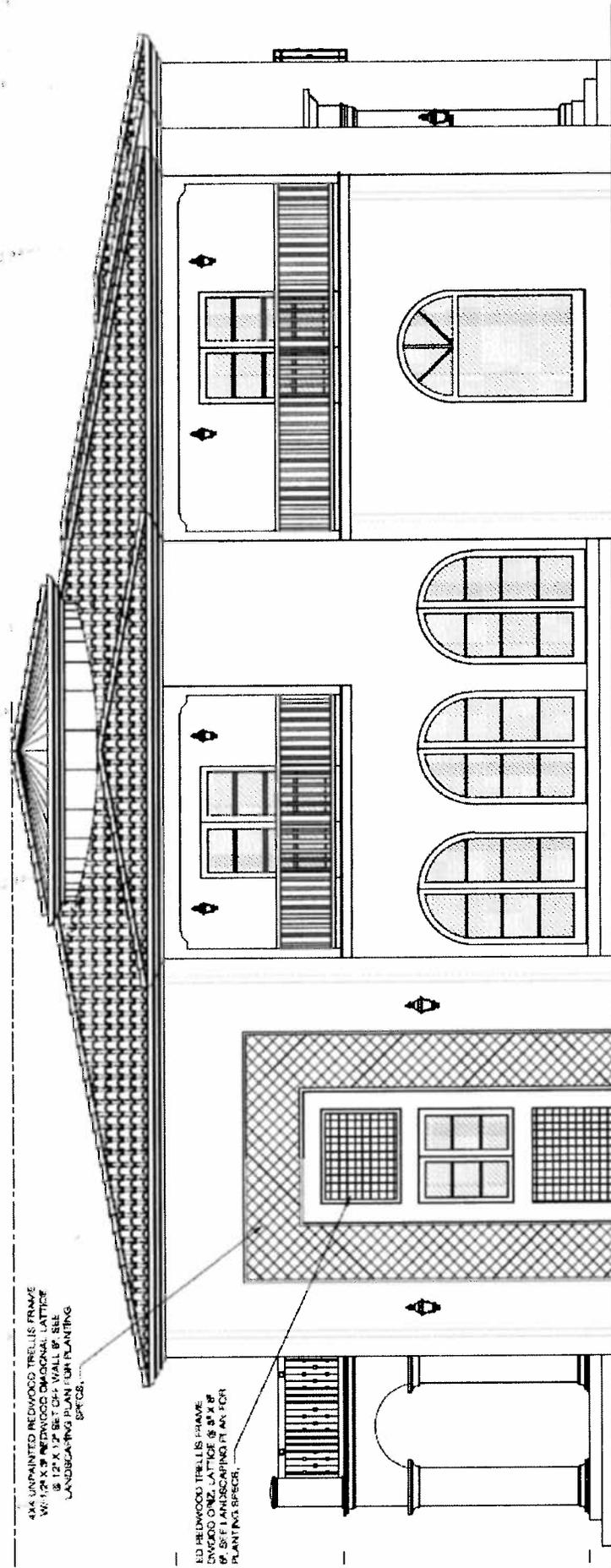
Proposed Front Elevation



Design Review
Commission

February 3, 2011

601 North Crescent Drive



Proposed South Elevation



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of February 3, 2011**

TO: Design Review Commission
FROM: Shena Rojemann, Associate Planner
SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **601 North Crescent Drive. (PL 102 0643).**

Continued from the January 6, 2011 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed by the Commission as a public hearing item at its September 2, 2010 meeting, its October 4, 2010 meeting, its November 4, 2010 meeting, its December 2, 2010 meeting and its January 6, 2011 meeting. At the January 6, 2011 meeting, the Commission directed that the project be returned for restudy and expressed the following concerns:

Continued on the next page.

Design Review Commission Requests December 2, 2010 Meeting	Applicant's Response
1. In the south elevation, the trellis should be accurately depicted with the appropriate hatching.	1. The applicant has added the appropriate hatching to the trellis structure on the south elevation.
2. The window schedule is inconsistent with the windows on the elevations. This should be corrected.	2. The applicant has adjusted the window schedule to be consistent with
3. All the plans and elevations should be fully dimensioned.	3. The applicant has added more dimensions to all the plans and elevations.
4. Provide a larger detail of the front entry cornice and door.	4. Then applicant has provided a larger detail of the cornice and entry (see sheet A12.01)
5. The entry pediment doesn't work and needs to be further refined (think 'calmer'). Consider removing the pediment or simplifying the pediment so that the entry door is more prominent	5. The applicant has redesigned the entry pediment. The new design includes a precast concrete cornice with two columns. The entry door is recessed approximately 3'-0" from the front façade (a section detail is provided).
6. Provide a section of the revised entry design.	6. The applicant has provided a section of the revised entry design (see sheet A12.01).
7. Provide a sample of the precast stone proposed along the façade.	7. The applicant will be bringing a sample of the precast stone to the meeting for the Commission's review.
8. The elevations and renderings need to be consistent with each other.	8. The applicant has revised the elevations and renderings to be consistent with each other.
9. The drawings of the residence on the landscape plans and elevations should be consistent. (The doors were inconsistent when comparing each drawing.)	9. The applicant has made changes to the landscape elevations to bring about consistency between the two elevation drawings.
10. The landscape elevation is inaccurate and does not reflect the actual size of the plants proposed on the landscape plan. This should be corrected.	10. The applicant has made changes to the landscape plan and the landscape elevation.
11. The landscape contains plants that are too small in relationship to the scale of the proposed residence. Use larger, more mature plants and trees. The palms are too small and they do not provide enough coverage – consider alternative plants rather than palms.	11. The applicant has made changes to the size of the plants proposed and the species of plant proposed.

A materials board will be presented at the meeting.

DESIGN ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria.

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

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, if the Commission chooses to approve the project, all findings must be made by the Commission and the attached resolution adopted.



SHENA ROJEMANN
Associate Planner

Attachment(s)

- Exhibit A – Staff Report of September 2, 2010 DRC meeting
- Exhibit B - DRC Findings
- Exhibit C – Standard Conditions of Approval
- Exhibit D – Approval Resolution of the Commission’s consideration

601 North Crescent Drive
For the Design Review Commission Meeting of February 3, 2011

Exhibit A

Staff report from the
September 2, 2010 DRC meeting
(contains the original project data)



**STAFF REPORT
CITY OF BEVERLY HILLS**

**For the Design Review Commission
Meeting of September 2, 2010**

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **601 North Crescent Drive. (PL 102 0643)**

EXECUTIVE SUMMARY

Shahriar Yadegari, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **601 North Crescent Drive.** This project was preliminarily reviewed as a preview item at the Commission's August 5, 2010 meeting.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style.

The project was not prepared by a licensed architect, nor does the proposed residence conform to a single, pure architectural style; therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

As proposed, the design meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Shahriar Yadegari
Project Owner	Behnam Yadegari
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	16,300 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 96-feet wide by 171-feet long (lot average width and length), located on the west side of the 600 block of North Crescent Drive between Carmelita and Elevado Avenues. The lot is currently vacant, as the previous house was demolished in 2008. Surrounding development consists of one- and two-story single-family homes, and there does not appear to be any one, predominant architectural style along the block.

The proposed project is located on a corner property, at the intersection of North Crescent Drive and Carmelita Avenue. The Commission has historically reviewed projects proposed on corner lots due to the prominent visibility of the corner location and to determine compatibility with the surrounding neighborhood.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 16,300 square foot lot. A 15-foot setback is required along Carmelita Avenue, and a 7.6-foot setback is required along the interior (north) side property line. The applicant has provided 15 feet and 16.5 feet, respectively. The purpose of providing side setbacks in excess of minimum code requirements is to achieve a maximum allowed height of 32 feet (28 feet is typically allowed when any side setback is less than 10 feet). The main house would have a total floor area of 7,931 square feet, which is approximately 89 square feet below the maximum allowed floor area of 8,020 square feet. The project also includes a 4,115 square foot basement. A two-car garage and gazebo are proposed at the rear of the property.

As proposed, the total height of the primary residence would be 32 feet to the highest point of the roof (32 feet maximum height allowed). The proposed project follows a boxier architectural style and provides minimal modulation throughout both street-facing facades.

Parking

A total of four parking spaces have been provided behind the front yard setback, which meets the number of parking spaces required by the BHMC. The proposed parking is provided by two enclosed, and two unenclosed parking spaces.

Design

The project does not appear to follow any one particular architectural style, and the applicant has not indicated the intended style.

Materials

The materials proposed for the new structure are as follows:

- Smooth Trowel Stucco - Ivory in color
- Precast Concrete Molding
- S-shaped clay roof tiles
- Wood Windows and Doors - Stained
- Wrought iron railing detailing
- Iron and glass entry door

- Architectural foam detailing

Paving:

The total amount of paving permitted within the front yard of the subject site is 1,388 square feet. The proposed project includes a total of 1,384 square feet of paving within the front yard. A 6-foot tall wrought iron fence is proposed within the front setback of the property, and a solid block wall is proposed along the street side (Carmelita Avenue) of the property.

Landscape Design:

The landscape plan does not include sufficient information for proper analysis, but does appear to include 4 Palo Verde trees within the front setback, and a mixture of shrubs and low plantings.

COMMISSION COMMENTS FROM AUGUST 5, 2010 MEETING

This project was previewed at the Commission's August 5, 2010 meeting to gather informal comments about the project design. These comments included:

- The project is located on a corner lot. Corner lots need attention on all three elevations visible from the street. The three proposed elevations all appear different and do not seem to follow a unified design;
- The project is tall and massive, and has no architectural style;
- The roofline sits too low, and is minimally visible;
- Stone architectural elements appear slapped on and do not seem authentic;
- The front columns appear out of proportion;
- The project lacks proper proportions and elegance;
- The project does not provide sufficient amounts of modulation along both street-facing facades; and
- The applicant should pick one style of architecture and redesign the project around a selected style - the project does not follow an authentic architectural style.

The applicant has redesigned the project in response to the Commission's comments. However, the redesigned project does not appear to have changed significantly from what was previously reviewed by the Commission.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on August 23, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the

property as required by Code. As of the date this report was prepared, staff had not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

DESIGN ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

Based on the proposed design, staff does not feel that the required findings can be made in support of the project; however, if the Commission determines that the project is in conformance with the following findings, then the project may be approved:

- 1. The proposed development's design exhibits an internally compatible design scheme.**
- 2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.**
- 3. The development will enhance the appearance of the neighborhood.**
- 4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.**
- 5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.**

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;

3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission provide the applicant with direction to redesign the project in a manner consistent with an authentic architectural style, and return the project for restudy. In the event that the Commission approves the project, staff recommends incorporation of the following standard conditions of approval:

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
3. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
4. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
5. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
6. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.


RYAN GOHLICH
Associate Planner

Exhibit B
DRC Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make findings to approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

- 1. The proposed development's design exhibits an internally compatible design scheme.***
- 2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***
- 3. The development will enhance the appearance of the neighborhood.***
- 4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.***
- 5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

Exhibit C
Standard Conditions of Approval

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
3. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
4. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
5. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
6. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

601 North Crescent Drive
For the Design Review Commission Meeting of February 3, 2011

Exhibit D

Resolution of Approval for
the Commission's consideration

RESOLUTION NO. DR

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 601 NORTH CRESCENT DRIVE

Hamid Omrani, applicant on behalf of the property owner, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City. As conditioned, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

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

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered, or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style or has not been designed by a licensed architect. The project was not found to adhere to a pure architectural style, nor was it designed by a licensed architect, therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 4: Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

The Following Terms

Shall Mean:

"Project Site"

601 North Crescent Drive

"Agent"

Hamid Omrani

"Property Owner"

Behnam Yadegari

"Applicant"

Collectively, the property owner and agent.

Section 3. Project Description.

The lot is currently vacant. The proposed new two-story residence will be developed on the site. Surrounding development consists of one- and two-story single-family homes.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- A Public Hearing for this project was held on the following date(s):
 - September 2, 2010
 - October 7, 2010
 - November 4, 2010
 - December 2, 2010
 - January 6, 2011
 - February 3, 2011
- Architectural plans were conditionally approved by the Commission on February 3, 2011.

Section 5. Environmental Assessment

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (replacement or reconstruction of a single-family residence) in accordance with the

requirements of Section 15302 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted: February 3, 2010

Susan Strauss
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The project includes high quality materials such as smooth stucco, two-piece mission roof tile, and wood windows and doors. The proposed materials and details are consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme.

2. The project incorporates substantial modulation along the facades, contains recessed windows and doors, and contains a dynamic roofline. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding. The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. The project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design follows a consistent, balanced theme, while maintaining an appropriate level of scale, mass, and modulation. Therefore, the project is expected to enhance the appearance of the neighborhood.

4. The project meets the City's current side setback requirements along all property lines. Additionally, the project is located on a corner property, which has only one shared property line. Because the project meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. The project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that scale and massing is controlled, and that the project will be consistent with the surrounding area. Based on its design, the project maximizes floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

3. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.

4. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on January 6, 2011 on file with the Department of Community Development.

5. Future Modifications: Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.

6. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.

7. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.

Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.

11. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

12. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

13. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and

the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

14. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

DRC Resolution No.: DR
601 North Crescent Drive

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

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on February 3, 2011 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

JONATHAN LAIT, AICP
Secretary to the Design Review
Commission/City Planner
City of Beverly Hills, California