



Design Review Commission Report

Meeting Date: Thursday, March 1, 2012
(Continued from the DRC meeting on February 2, 2012)

Subject: **630 Foothill Road**
A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at **630 Foothill Road.**

Project applicant: Michael Ball, AIA – Michael Ball Architects

Recommendation: Conduct public hearing and take final action on the project.

REPORT SUMMARY

The applicant is requesting approval of the construction of a new one-story single family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its January 5, 2012 (see Attachment A) and its February 2, 2012 (see Attachment) meetings. At both meetings the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. At the February meeting, the Commission appointed a subcommittee composed of Commissioners Wyka and Strauss to meet with the applicant to provide further design guidance. On February 10, 2012 the subcommittee members along with staff, met with the applicant to assist in further developing the design. As a result, the applicant has made modifications which appear to address the Commission and subcommittee's concerns.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from another meeting.

Attachment(s):

- A. January 5, 2012 meeting documents; Staff report, rendering & DRC's comments
- B. February 2, 2012 meeting documents; Staff report, rendering & DRC's comments
- C. Revised Detailed Design Description and Materials (Applicant Prepared)
- D. Revised Design Plans, Cut Sheets & Supporting Documents
- E. Approval Resolution

Report Author and Contact Information:
Shena Rojemann, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment A:

January 5, 2012 meeting;

Staff report, project rendering and the
applicant's response to the DRC's comments



Design Review Commission Report

Meeting Date: Thursday, January 5, 2012

Subject: **630 North Foothill Road (PL# 113 2309)**

A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Michael Ball, AIA – Michael Ball Architects

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

REPORT SUMMARY

The applicant is requesting approval of the construction of a new one-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, the project is before the Commission for review. The Commission may wish to discuss the architectural style of the residence and the scale of the proposed entry feature.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

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PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Tuesday, December 27, 2011. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

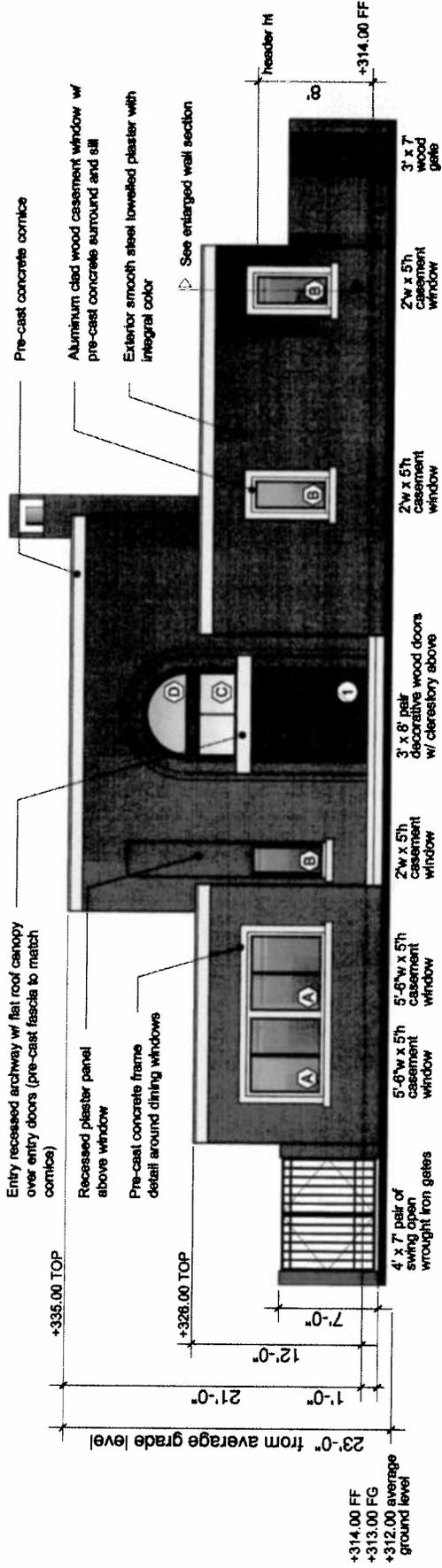
- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org

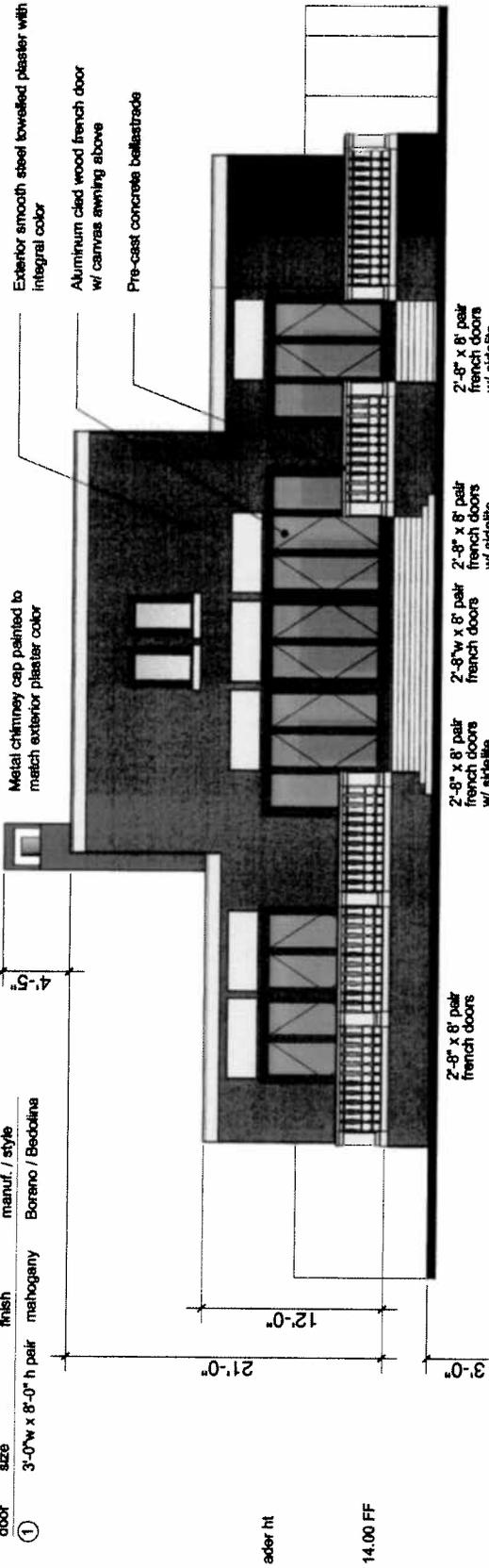
28' maximum height allowed



Foothill - west

window size	operation	manuf. / style
A 5'-6" w x 5'-0" h	casement	Marvin / clad wood
B 2'-0" w x 5'-0" h	casement	Marvin / clad wood
C 6'-0" w x 2'-6" h	fixed	Marvin / clad wood
D 3'-0" h	half round fixed	Marvin / clad wood

door size	finish	manuf. / style
1 3'-0" w x 8'-0" h	pair mahogany	Borseno / Beadolina



Rear - east

MICHAEL BALL Architects
 4761 Halbert Avenue Sherman Oaks, CA 91403
 December 2011

Hay Residence
 630 Foothill Road, Beverly Hills, CA

Elevations
 scale 3/16" = 1'-0"



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Design Review Commission Comments January 5, 2012 Meeting	Applicant's Response
<p>1. The project does not contain an internally compatible design scheme – the details do not blend or complement each other. The design appears to contain contemporary and traditional elements that do not blend.</p>	<p>1. The residence has been redesigned in the County Italian (Tuscan) style of architecture. The overall façade, roof, and architectural details have been revised to reflect this style.</p>
<p>2. The Commission was confused on the fence design. Be sure to show exactly what you are proposing.</p>	<p>2. The proposed fence has been redesign to reflect the style changes of the residence, particularly the base color and arch form.</p>
<p>3. The moldings don't work on deep set windows.</p>	<p>3. The moldings have been removed and replaced with pre-cast concrete headers.</p>
<p>4. The project doesn't fit into the character of the neighborhood and the landscaping doesn't soften the house.</p>	<p>4. The style and façade color of the residence fits more into the character of the neighborhood. The landscaping has not been revised.</p>
<p>5. Privacy may be an issue for neighboring residences. Explore options to mitigate privacy concerns.</p>	<p>5. The windows on the north and south sides of the residences, facing the adjacent property owners, have not changed. However, a new 7'-0" masonry wall, with stucco to match the proposed residence, is proposed along both side yard property lines.</p>
<p>6. There is no harmony between the new design and the existing residences on the street. It sticks out.</p>	<p>6. The style and façade color of the residence fits more into the character of the neighborhood. The change in facade color from a bold red to various shades of tan promotes harmony with the existing residences on the street.</p>
<p>7. The entry feels Mediterranean and the scale is overwhelming.</p>	<p>7. The entry has been redesigned and reduced in scale. The large window above the entry doors has been replaced with two windows directly above it and three square windows directly beneath the uppermost roofline.</p>
<p>8. The house appears to be confused – the design isn't saying anything. Choose a style.</p>	<p>8. The residence has been redesigned in the County Italian (Tuscan) style of architecture.</p>
<p>9. The proposed red color is too bold.</p>	<p>9. The color of the façade has been changed to a smooth exterior plaster with integral color (tan shades).</p>
<p>10. The project overpowers the others on the street. It feels commercial more than residential.</p>	<p>10. The design has been revised in style to reflect a more residential look and complement the other residences on the street.</p>
<p>11. The fence is inappropriate – too large and the arches do not work. The red CMU block on the bottom of the fence does not work. Not having a fence would be preferred.</p>	<p>11. The arches on the fence have been revised to reflect the arches proposed for the residence. The color of the base of the fence has been revised to complement the tan shades of the residence.</p>



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment B:

February 2, 2012 meeting;

Staff report, project rendering and the
applicant's response to the DRC's comments



Design Review Commission Report

Meeting Date: Thursday, February 2, 2012
(Continued from the DRC meeting on January 5, 2012)

Subject: **630 Foothill Road**
A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at **630 Foothill Road.**

Project applicant: Michael Ball, AIA – Michael Ball Architects

Recommendation: Conduct public hearing and take final action on the project.

REPORT SUMMARY

The applicant is requesting approval of the construction of a new one-story single family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its January 5, 2012 meeting and provided the applicant with a number of comments regarding the design. The design of the façade has been revised from a contemporary style to a County Italian (Tuscan) style of architecture. Please see the attached documents, which include the responses to the Commission's comments, project design description, materials and plans, draft resolution of approval for the Commission's consideration, and the staff report from the previous Commission meeting.

ZONING CODE COMPLIANCE

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ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

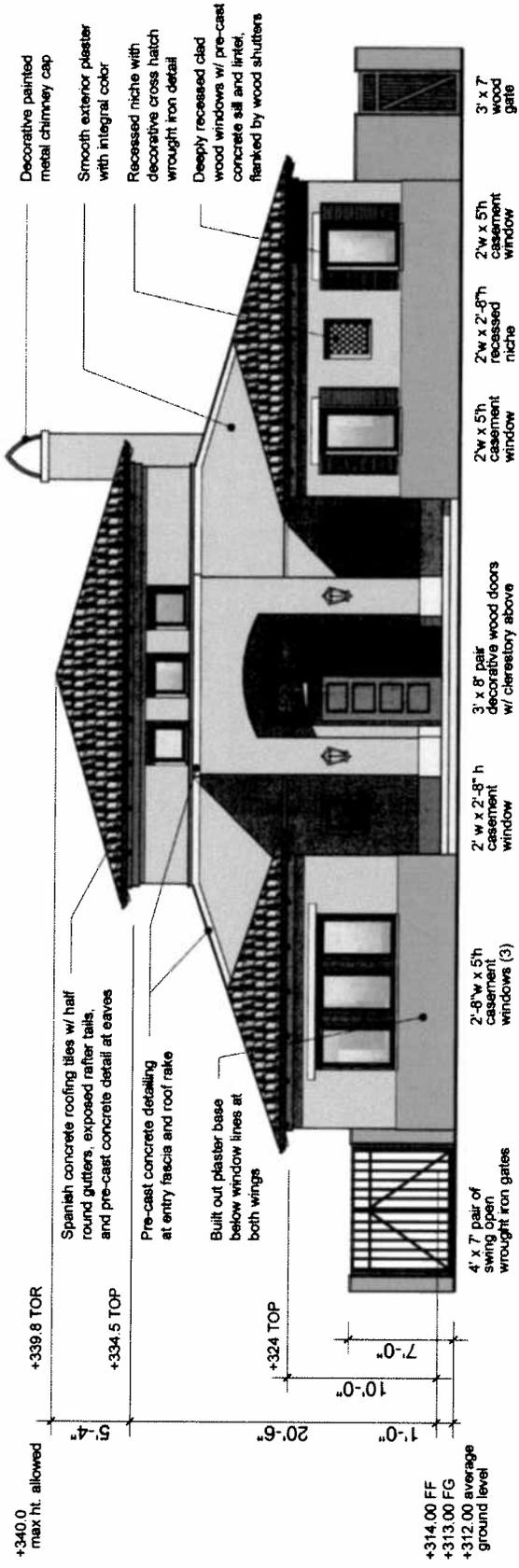
The project does not require public notification as it is continued from another meeting; however, a mailing was sent out to all property owners and occupants within 100' of the project site on January 24, 2012.

Attachment(s):

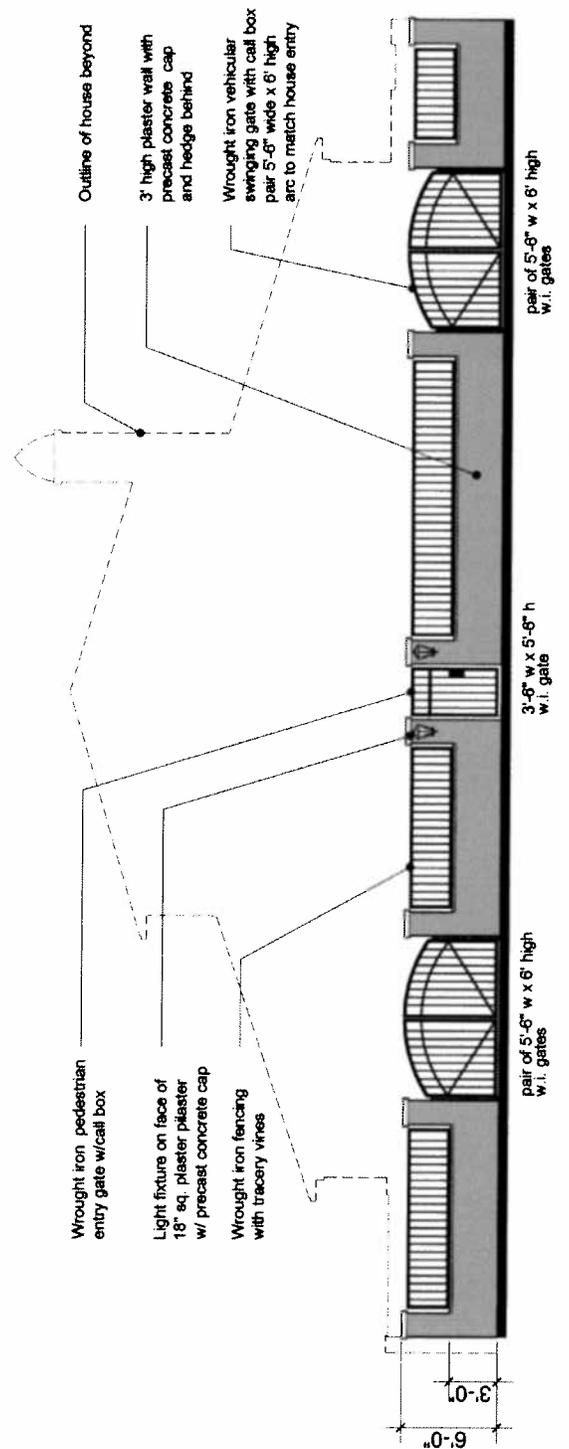
- A. Response to DRC comments from the January 5, 2012 meeting
- B. Staff Reports/Renderings from the January 5, 2012 meeting
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. Design Plans, Cut Sheets & Supporting Documents
- E. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



Foothill / west elevation



Foothill - front wall

Elevations
scale 3/16" = 1'-0"

Hay Residence
630 Foothill Road, Beverly Hills, CA

MICHAEL BALL Architects
4781 Halbreth Avenue Sherman Oaks, CA 91403
January 2012



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Design Review Commission Comments February 2, 2012 Meeting	Applicant's Response
1. The basic building fenestration needs to be resolved. The central portion of the project is awkward – perhaps consider a courtyard design.	1. The applicant has further developed the design by adding rooflines to better tie all portions of the façade together. The entry has also been reduced in scale.
2. The design contains two sections: the “U-shaped” outer portion and the central portion. The two sections need to be more unified. Consider a roofline to unify all the sections.	2. The applicant has further developed the design by adding rooflines to better tie all portions of the façade together. The entry has also been reduced in scale.
3. Consider raising the side rooflines so that they are in line with the arch above the entry.	3. The applicant has further developed the design by adding rooflines to better tie all portions of the façade together. The entry has also been reduced in scale.
4. The concrete moldings under the eaves are not appropriate for the style of house.	4. The concrete moldings have been not been modified.
5. The project feels commercial – the rooflines need work.	5. The applicant has placed in additional rooflines to further unity the sections of the residence and to create a residential feel.
6. The entry height is too grand – consider a courtyard in this area.	6. The applicant has reduced the height and scale of the entry portico.
7. Consider providing mullions (divided glass) in the windows for a more residential feel.	7. The applicant has added mullions (divided glass) to the windows.
8. Consider applying ‘grills’ to the small windows.	8. Two of the three small windows along the front façade contain wrought iron cross hatch grills.
9. Provide a sample of the concrete roof tiles. Barrel tiles are preferred versus S-shaped tiles.	9. The applicant has changed the proposed roofing material from concrete to clay tiles.
10. The proposed fences do not compliment the architecture – consider simplifying the fence design or removing the fence entirely. The arched wrought iron does not work.	10. The applicant has simplified the fence by removing the arched wrought iron and is now proposing only straight wrought iron.
11. The concrete pavers appear dark in nature – consider alternative materials.	11. The paving materials has not changed.
12. The palm and cypress trees do not help to soften the design. Landscaping which is more lush would be more acceptable.	12. The applicant has amended the landscape plan to include more lush landscape materials. The palms have been removed and only a few cypress trees remain adjacent to the entry.



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment C:

Revised detailed design description
and materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 630 N Foothill Road
Parcel Number: Lot 15 in block 92 City of Beverly Hills in book 54, pages 57-60. APN 4341-021-015

B Property Owner Information¹

Name(s): John S Hay Family Trust
Address: 630 N Foothill Road
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-273-2595 Fax:
E-Mail johnhay45@gmail.com

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): John S Hay Family Trust
Address: see above
City: State & Zip Code:
Phone: Fax:
E-Mail

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Michael Ball Architects Registered Architect? Yes No
Address: 4761 Halbrent Avenue
City: Sherman Oaks State & Zip Code: CA 91403
Phone: 818-783-8027 Fax: same
E-Mail mbarchitect@aol.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): John Hanna & Associates
Address: 1753 Swallowtail Road
City: Encinitas State & Zip Code: CA 92024
Phone: 858-259-1967 x110 Fax: 858-369-5656
E-Mail jhanna@jha-inc.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s):
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail

G By selecting this box I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

John Jay
Print Property Owner's Name & Date

Print Property Owner's Name & Date

¹ If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

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/civica/filebank/blobdload.asp?BlobID=3435>.
 - 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):

Country style Italian (Tuscan) single story home, with two story high central space. Accessed by circular driveway motor court, tow tiled hipped roof wings balance a central recessed entry element. Formal in form, the detailing and materials (wrought iron, smooth exterior plaster, precast detailing at windows and cornice, exposed rafter tails, two piece clay roofing tiles) speak to a more relaxed country feel. Soft, warm and subtle earth tone colors enhance this feel.

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

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

D Site & Area Characteristics

Lot Dimensions: 82' x 180' Lot Area (square feet): 15,244 sf
 Adjacent Streets: Foothill Road and Elevado Street

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input checked="" type="checkbox"/> Guest House | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input checked="" type="checkbox"/> Vacant | <input checked="" 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/services/planning_division/advance_planning/default.asp)

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:

Spoke with adjacent neighbor to the south of home

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'	18' +/-	28'
Roof Plate Height:		12' low 20'-6" high	12' low 20'-6" high
Floor Area:	7,597	2,800	4,427
Rear Setbacks:	45	67	54
Side Setbacks:	S/E 7'-6" min N/W 19'-6" combined	S/E 9'-7" N/W 14'	S/E 9'-7" N/W 10'-0"
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: Exterior plaster with pre-cast concrete cornice and window details
 Texture /Finish: Santa Barbara finish - smooth with minor imperfections
 Color / Transparency: Integral color - tans

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

Material: Marvin clad wood windows
 Texture /Finish: Factory painted aluminum cladding on exterior
 Color / Transparency: Bahama brown

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

Material: Mahogany decorative entry doors
 Texture /Finish: Stained
 Color / Transparency: Medium clear satin stain

PEDIMENTS

Material:
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Two piece mission style clay roofing tiles
 Texture /Finish: Natural clay color
 Color / Transparency: Madera blend (tans and brown terra cotta)

CORBELS

Material: Pre-cast concrete fascia at roof eaves with exposed wood rafter tails
 Texture /Finish: Smooth
 Color / Transparency: Tan to compliment exterior plaster color

CHIMNEY(S)

Material: Exterior plaster with painted metal termination cap
 Texture /Finish: Same as wall color
 Color / Transparency: Cap to be painted to match metal gutters - dark brown

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

COLUMNS

Material: n.a.
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: n.a.
Texture /Finish: _____
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

Material: n.a.
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Half round painted extruded aluminum
Texture /Finish: Smooth
Color / Transparency: Dark brown

EXTERIOR LIGHTING

Material: Cast iron
Texture /Finish: Manufacturer
Color / Transparency: Dark brown

PAVED SURFACES

Material: Interlocking concrete pavers
Texture /Finish: Slightly rough finish to simulate natural stone
Color / Transparency: French gray

FREESTANDING WALLS AND FENCES

Material: Exterior plaster with pre-cast concrete cap
Texture /Finish: Smooth to match home
Color / Transparency: Integral color to match base of home

OTHER DESIGN ELEMENTS

Material: Wrought iron detailing at recessed niches
Texture /Finish: _____
Color / Transparency: _____

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

Clean, low maintenance shrubs and olive trees enhance and reinforce the formality of the architecture and direct the eye to the entry. Cypress trees flank both sides of entry and along with the olive trees, bring an Italian favor to the front yard. A crape myrtle tree and flowers add color inside the gates. The interlocking pavers, with a stone-like color and cobblestone shape, give a European feel to the circular entry drive.

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.

A well integrated design in plan and elevation, balanced by a circular driveway. An arched entry element between the flanking wings, announce the entry to the home and centers the elevation. The massing rises from the two low wings to a central volume that is the heart of the home.

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.

A single story home, with the lower side wings surrounding a central volume, minimizes the impact on its adjacent neighbors, yet is appropriate in scale to the neighborhood. The entry motorcourt is understated and inviting to guests. Simple traditional detailing and warm tones give interest to the simple forms and design.

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

An Italian countryside design, with traditional, elegant detailing, along with a well manicured front yard with replace the dated existing home that had minimal landscaping and street appeal. The scale of this home and quality of construction is very consistent with the newer homes on the street.

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.

Building a single story home to less than 60% of the maximum square footage allowed, gives more open space to yards, and more light and ventilation at the sideyards (positive impact on adjacent neighbors). Privacy for both parties is provided by using new and existing sideyard fences, along with a new hedge to reinforce this privacy. The high clerestory windows in the central volume are for interior light only, as the floor is well over 15 feet below.

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.

Again, the scale of this home is appropriate to its adjacent neighbors, as well as the balance of the homes in this neighborhood. Its simple, clean forms speak and modern quality construction speaks to the new, while its traditional detailing and earthtone colors reinforce the past.



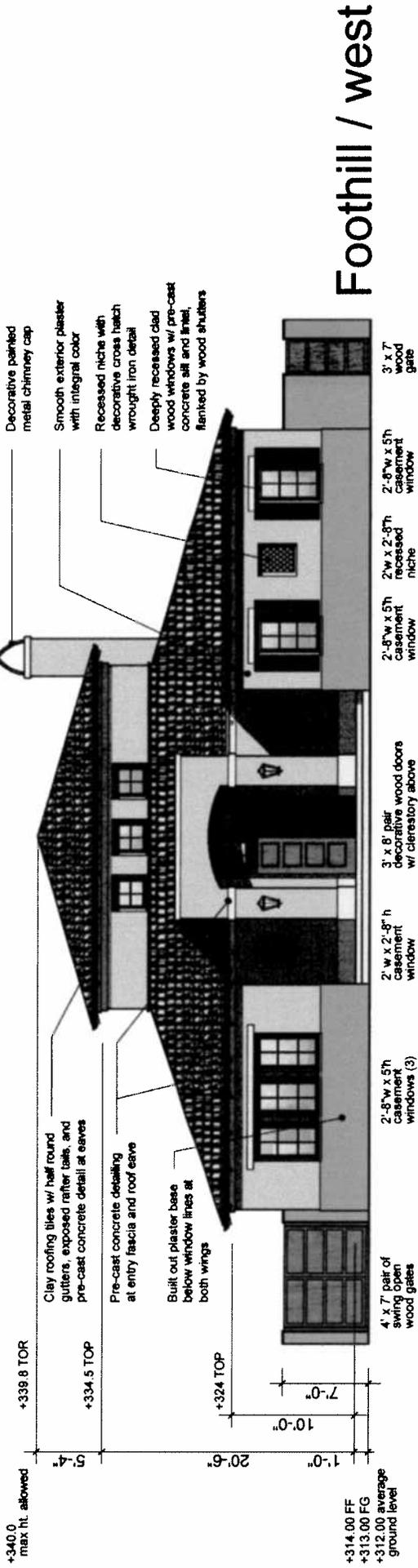
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March 1, 2012

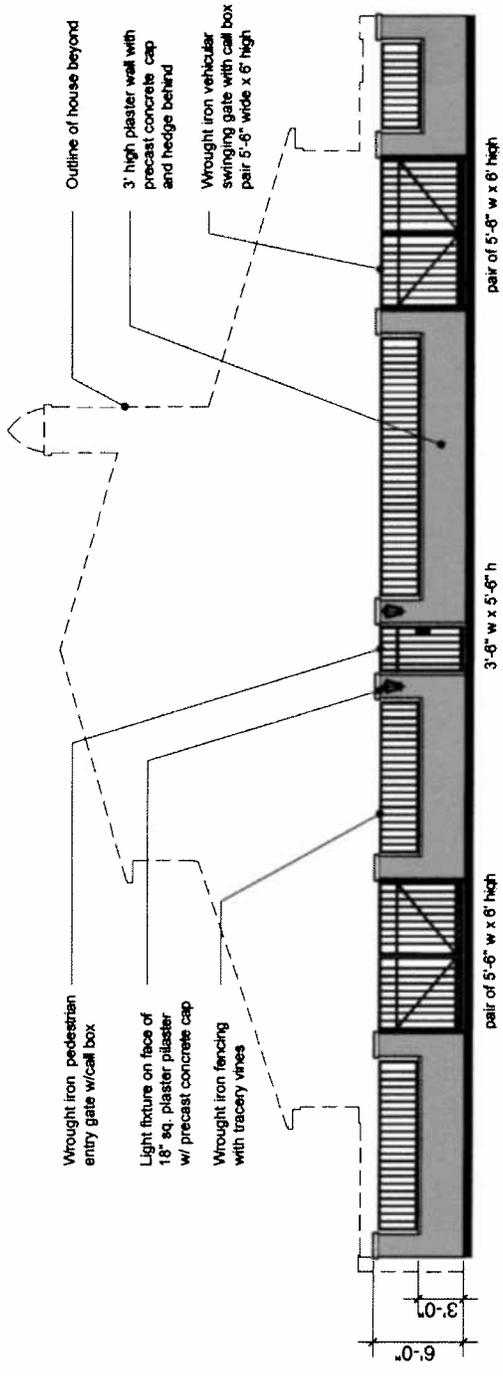
Attachment D:

Revised design plans, cut sheets
and supporting elements



Foothill / west

front wall

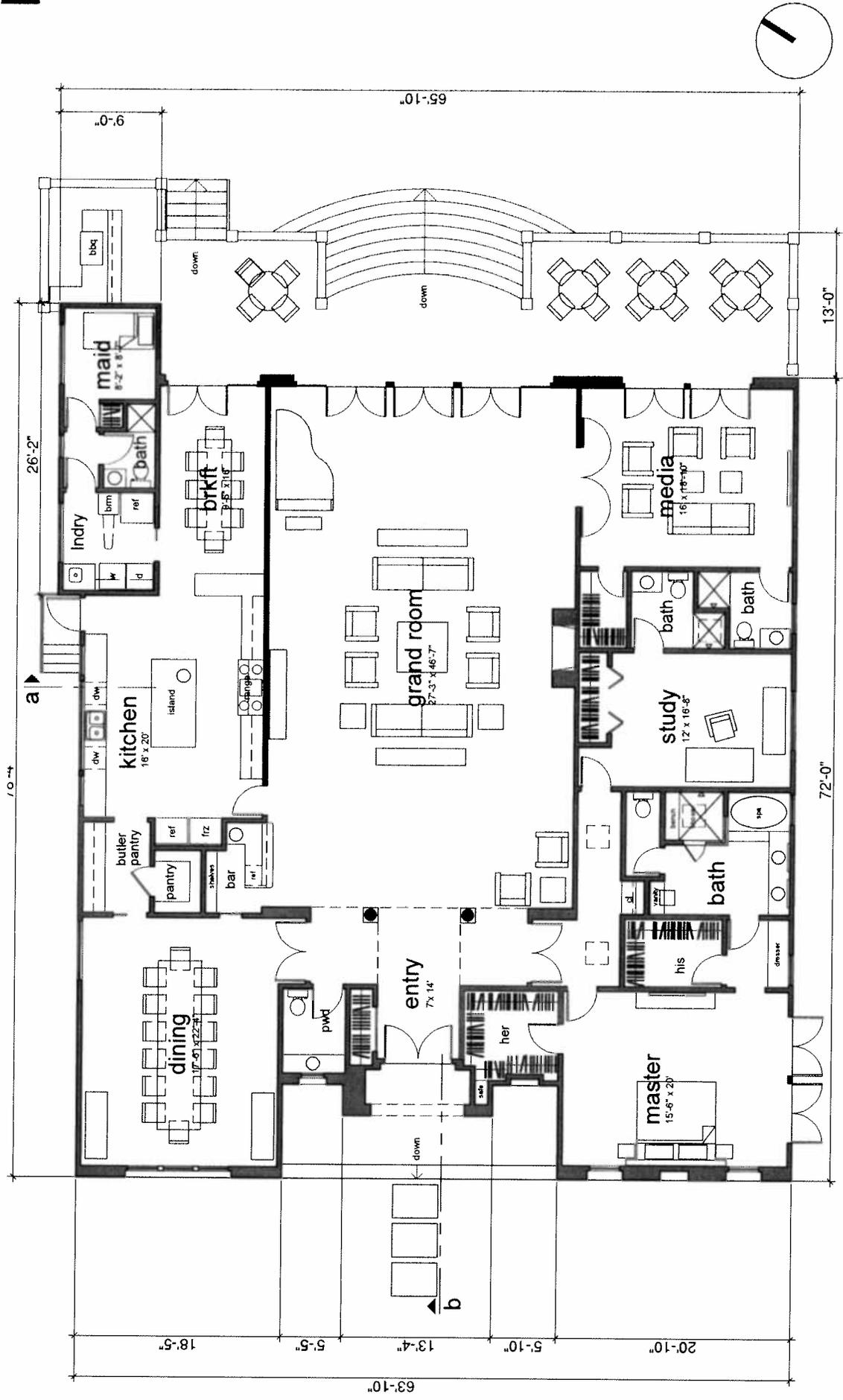


Elevations

scale 1/8" = 1'-0"

Hay Residence

630 Foothill Road, Beverly Hills, CA



Floor plan

scale 1/8" = 1'-0"

Hay Residence

630 Foothill Road, Beverly Hills, CA

MICHAEL BALL
Architects
 4761 Hilbrent Avenue Sherman Oaks, CA 91403
 February 2012



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attachment E:
Approval Resolution

RESOLUTION NO. DR-02-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 630 NORTH FOOTHILL ROAD

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

Section 1. Michael Ball, AIA, applicant on behalf of the property owners, John S. Hay Family Trust (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new one-story single-family residence for the property located at 630 North Foothill Road, and is located in the city's Central R-1 Zone.

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

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

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

Section 4. The Design Review Commission conducted a duly noticed public hearing on March 1, 2012 at which time oral and documentary evidence was received concerning the application.

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

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

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

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

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

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

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

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

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

Standard Conditions

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

4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
7. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

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

Special Conditions

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

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

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

Approved as to Form and Content:

Adopted: March 1, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Howard Szabo, Chairperson
Design Review Commission

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

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR-02-12 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on March 1, 2012 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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