



## Design Review Commission Report

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**Meeting Date:** Thursday, November 1, 2012

**Subject:** **238 North Rexford Drive (PL1227920)**  
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

**Project applicant:** Farah Holako

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

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### REPORT SUMMARY

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

### 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 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 October 22, 2012. 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:

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



**Design Review Commission Report**

455 North Rexford Drive

November 1, 2012

**Attached 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):**

The Architectural Style selected for the Residence is Spanish Revival. The project has been articulated and the mass was designed to achieve the selected style also Heavily Precast entry element, wood trellis covered by roof, exterior plaster and wood eaves aid in achieving the style.  
 The inspiration projects were  
 1-J.Henry Behrens house, Cutro Vientos  
 2- 730 Camden, Beverly Hills (design Award 2008-2009)

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

- |  |   |  |
|--|---|--|
| <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: Irregular 85'x97' Lot Area (square feet): 8,356 Sq.F.  
 Adjacent Streets: North Rexford Drive and North Foothill Road

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

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

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

Yes  No

If YES, provide the following information:

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

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

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

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

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

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:	26'	20'	26'
Roof Plate Height:	22'	21'-3"	21'-3"
Floor Area:	4,542.59	2952	4447 Sq. F.
Rear Setbacks:	19'-4"	29'-0"	19'-9"
Side Setbacks:	S/E 5' N/W 9'	S/E 5' N/W 9'	S/E 5' N/W 13'-6"
Parking Spaces:	Required by code (3 Stalls) , Existing 2 stalls		3 stalls

**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:* Smooth Exterior Plaster  
*Texture /Finish:* Smooth Finish  
*Color / Transparency:* Lahabra sandstone color

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

*Material:* Aluminum clad windows from Eagle windows, Precast Trim on the Sill, Clear  
*Texture /Finish:* Clear Finish Aluminum  
*Color / Transparency:* Bronze Anodize, DE6133 from Dunn Edwards, % 100

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

*Material:* Wood, Clear Glass  
*Texture /Finish:* Stained Wood  
*Color / Transparency:* Stained Iron Wood

**PEDIMENTS**

*Material:* Precast from foam concepts, Inc  
*Texture /Finish:* Lime stone,  
*Color / Transparency:* Dark Gray

**ROOF**

*Material:* Mission Roof tiles from US tiles  
*Texture /Finish:* Clay, 2 piece  
*Color / Transparency:* Viejo Blend

**CORBELS**

*Material:* Stained Red wood Rafter Tails  
*Texture /Finish:* Stained wood, Dark Brown  
*Color / Transparency:* Dark Brown, Stained

**CHIMNEY(S)**

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

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

*Material:* Wrought Iron Railing  
*Texture /Finish:* clear  
*Color / Transparency:* Dark Brown to match trellis and rafter tails

**TRELLIS, AWNINGS, CANOPIES**

*Material:* Stained Red wood  
*Texture /Finish:* clear  
*Color / Transparency:* Dark Brown

**DOWNSPOUTS / GUTTERS**

*Material:* Copper  
*Texture /Finish:* clear  
*Color / Transparency:* Dark Anodize brown

**EXTERIOR LIGHTING**

*Material:* Wrought Iron San Miguel wall mount from De Mejico, LIT-4263  
*Texture /Finish:* Wrought Iron and Glass  
*Color / Transparency:* Black and Transparent

**PAVED SURFACES**

*Material:* Interlock Block Pavers, from System Pavers, 877-728-3278  
*Texture /Finish:* Tumbled Cream Brown, Antique  
*Color / Transparency:* Tumbled Cream Brown, Antique

**FREESTANDING WALLS AND FENCES**

*Material:* Exterior Plaster to match building Plaster (Bone White)  
*Texture /Finish:* Smooth Exterior Plaster  
*Color / Transparency:* Bone White

**OTHER DESIGN ELEMENTS**

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

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

The landscape design will complement the Mediterranean Villa theme of Architecture.  
The Mediterranean planting palette consists of Olive, Italian Cypress, Lemon, Jacaranda and Rosemary.

**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.**

Inspiration from Spanish Revival Architecture and using the elements of the style Such as articulation in the facades, heavily precast entry element. Minimum precast around the rest of the windows, use of wood for rafter tails and covered trellis on 2nd floor balconies.

**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.**

The proposed project have harmonious articulations and the wide frontage of the property (85') which is landscaped except for the allowed 400 S.F. enhance the garden like quality of the city

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

The selected Style is compatible with the neighborhood and the architecture of the building will enhance the appearance of the neighborhood by blending into its surrounding.

**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 extra side yard provided on North west Side of the property giving respect to the North West property and the overall set backs of the 2nd floor of the building. and the articulated mass of the proposed project respect the neighboring properties.

**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.**

The Spanish Revival Style is compatible with the design of the new residences build on the other side of the Rexford adjacent to the subject project. and the landscaping will integrate with the south west property and the extra setback provided from North West neighbor will respect the North West Neighbor.



**Design Review Commission Report**

455 North Rexford Drive

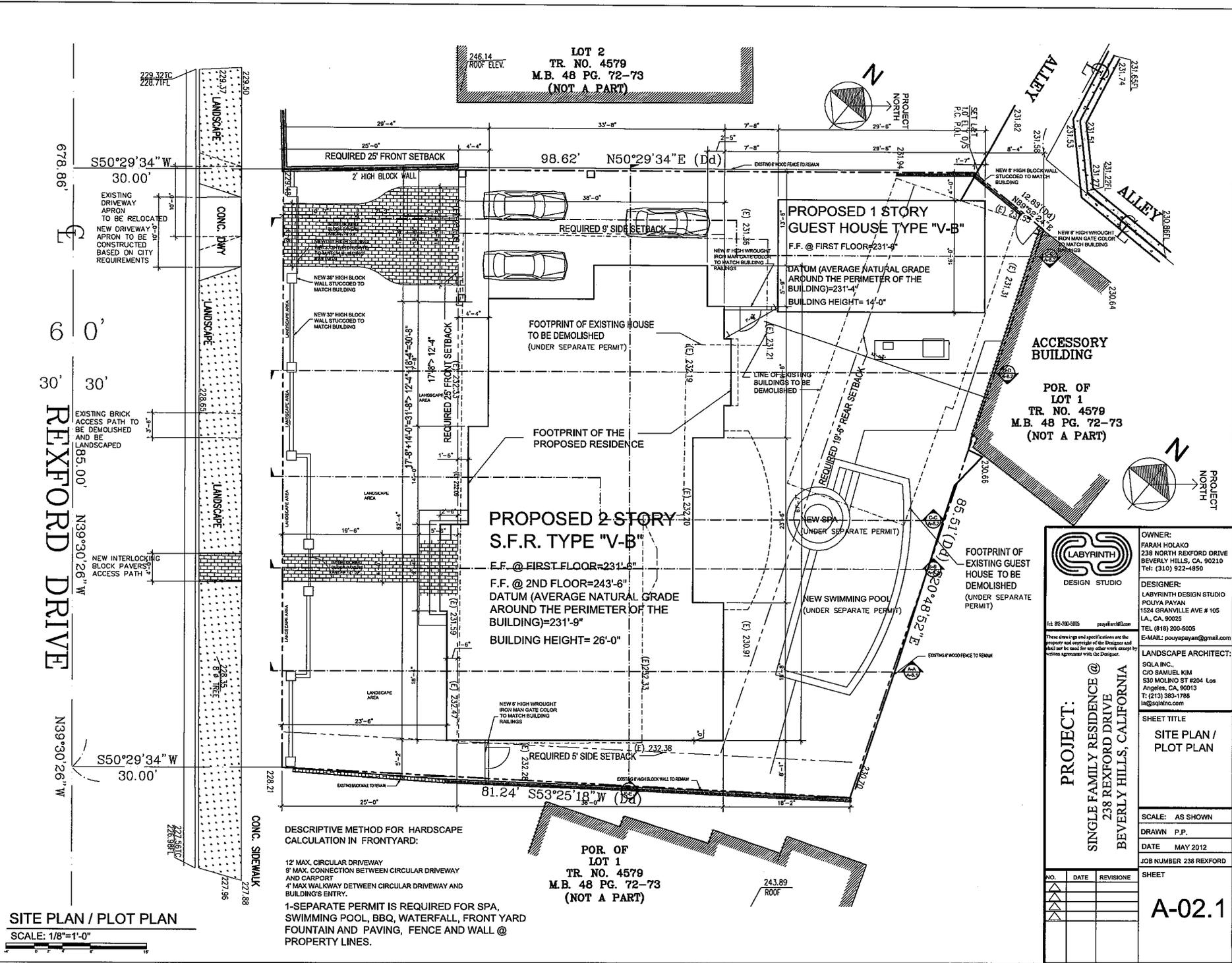
November 1, 2012

**Attached B:**

Design plans, cut sheets  
and supporting elements



LOT 2  
TR. NO. 4579  
M.B. 48 PG. 72-73  
(NOT A PART)



**PROPOSED 2 STORY  
S.F.R. TYPE "V-B"**  
F.F. @ FIRST FLOOR=231'-6"  
F.F. @ 2ND FLOOR=243'-6"  
DATUM (AVERAGE NATURAL GRADE  
AROUND THE PERIMETER OF THE  
BUILDING)=231'-9"  
BUILDING HEIGHT= 26'-0"

**PROPOSED 1 STORY  
GUEST HOUSE TYPE "V-B"**  
F.F. @ FIRST FLOOR=231'-6"  
DATUM (AVERAGE NATURAL GRADE  
AROUND THE PERIMETER OF THE  
BUILDING)=231'-4"  
BUILDING HEIGHT= 14'-0"

DESCRIPTIVE METHOD FOR HARDSCAPE  
CALCULATION IN FRONTYARD:

- 12" MAX. CIRCULAR DRIVEWAY
- 9" MAX. CONNECTION BETWEEN CIRCULAR DRIVEWAY  
AND CARPORT
- 4" MAX WALKWAY BETWEEN CIRCULAR DRIVEWAY AND  
BUILDING'S ENTRY.

1-SEPARATE PERMIT IS REQUIRED FOR SPA,  
SWIMMING POOL, BBQ, WATERFALL, FRONT YARD  
FOUNTAIN AND PAVING, FENCE AND WALL @  
PROPERTY LINES.

POR. OF  
LOT 1  
TR. NO. 4579  
M.B. 48 PG. 72-73  
(NOT A PART)

**ACCESSORY  
BUILDING**  
POR. OF  
LOT 1  
TR. NO. 4579  
M.B. 48 PG. 72-73  
(NOT A PART)

 <b>PROJECT:</b> SINGLE FAMILY RESIDENCE @ 238 REXFORD DRIVE BEVERLY HILLS, CALIFORNIA	<b>OWNER:</b> FARAH HOLAKO 238 NORTH REXFORD DRIVE BEVERLY HILLS, CA. 90210 Tel: (310) 922-4850												
	<b>DESIGNER:</b> LABYRINTH DESIGN STUDIO FOUYA PAVAN 1524 GRANVILLE AVE # 105 LA. CA. 90025 TEL: (818) 200-5005 E-MAIL: pouyapayan@gmail.com												
	<b>LANDSCAPE ARCHITECT:</b> SCLA INC. C/O SAMUEL KIM 530 MOLINO ST #204 Los Angeles, CA. 90013 T: (213) 385-1788 la@sclainc.com												
	<b>SHEET TITLE</b> SITE PLAN / PLOT PLAN												
<b>SCALE:</b> AS SHOWN <b>DRAWN:</b> P.P. <b>DATE:</b> MAY 2012 <b>JOB NUMBER:</b> 238 REXFORD													
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	REVISION									
NO.	DATE	REVISION											
<b>SHEET</b> <span style="font-size: 2em;">A-02.1</span>													

**SITE PLAN / PLOT PLAN**  
SCALE: 1/8"=1'-0"



- EXTERIOR MATERIAL & FINISHES :**
- ① CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)
  - ② 7/8" SMOOTH FIN. EXT. PLASTER
  - ③ WIDE FRAME FACTORY PAINTED CLAD. CASSEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS FROM EAGLE WINDOWS. OR EQUAL
  - ④ PRECAST PANEL OR PRECAST TRIM
  - ⑤ WROUGHT IRON GUARD RAIL, SEE DETAIL 7 @ A-11.4
  - ⑥ SHAPED 8X8 STAINED REDWOOD ORNAMENTAL RAFTER TAIL OR STAINED REDWOOD TRELLIS
  - ⑦ 3/4" \* METAL REVEAL FACTORY PAINT TO MATCH PLASTER COLOR
  - ⑧ GROUND MOUNTED EXTERIOR LIGHT FIXTURE
  - ⑨ EXTERIOR LIGHT FIXTURE FROM DEMEJACO (SEE PICTURE BELOW)



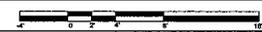
① SOUTH (FRONT) ELEVATION

SCALE: 3/16"=1'-0"



② NORTH (REAR) ELEVATION

SCALE: 3/16"=1'-0"





DESIGN STUDIO

14 88-338-8805 jason@labyrinth.com

These drawings and specifications are the property and copyright of the Designer and shall not be used for any other work except by written agreement with the Designer.

**OWNER:**  
FARAH HOLAKO  
238 NORTH REXFORD DRIVE  
BEVERLY HILLS, CA. 90210  
Tel: (310) 922-4850

**DESIGNER:**  
LABYRINTH DESIGN STUDIO  
POUYA PAYAN  
1524 GRANVILLE AVE # 105  
LA, CA. 90025  
TEL: (818) 200-5005  
E-MAIL: pouyapayan@gmail.com

**LANDSCAPE ARCHITECT:**  
SOLA INC.,  
C/O SAMUEL KIM  
530 MOLINO ST #204 Los  
Angeles, CA, 90013  
T: (213) 383-1788  
ln@solainc.com

**PROJECT:**  
SINGLE FAMILY RESIDENCE @  
238 REXFORD DRIVE  
BEVERLY HILLS, CALIFORNIA

SHEET TITLE  
**FRONT  
ELEVATION  
AND REAR  
ELEVATION**

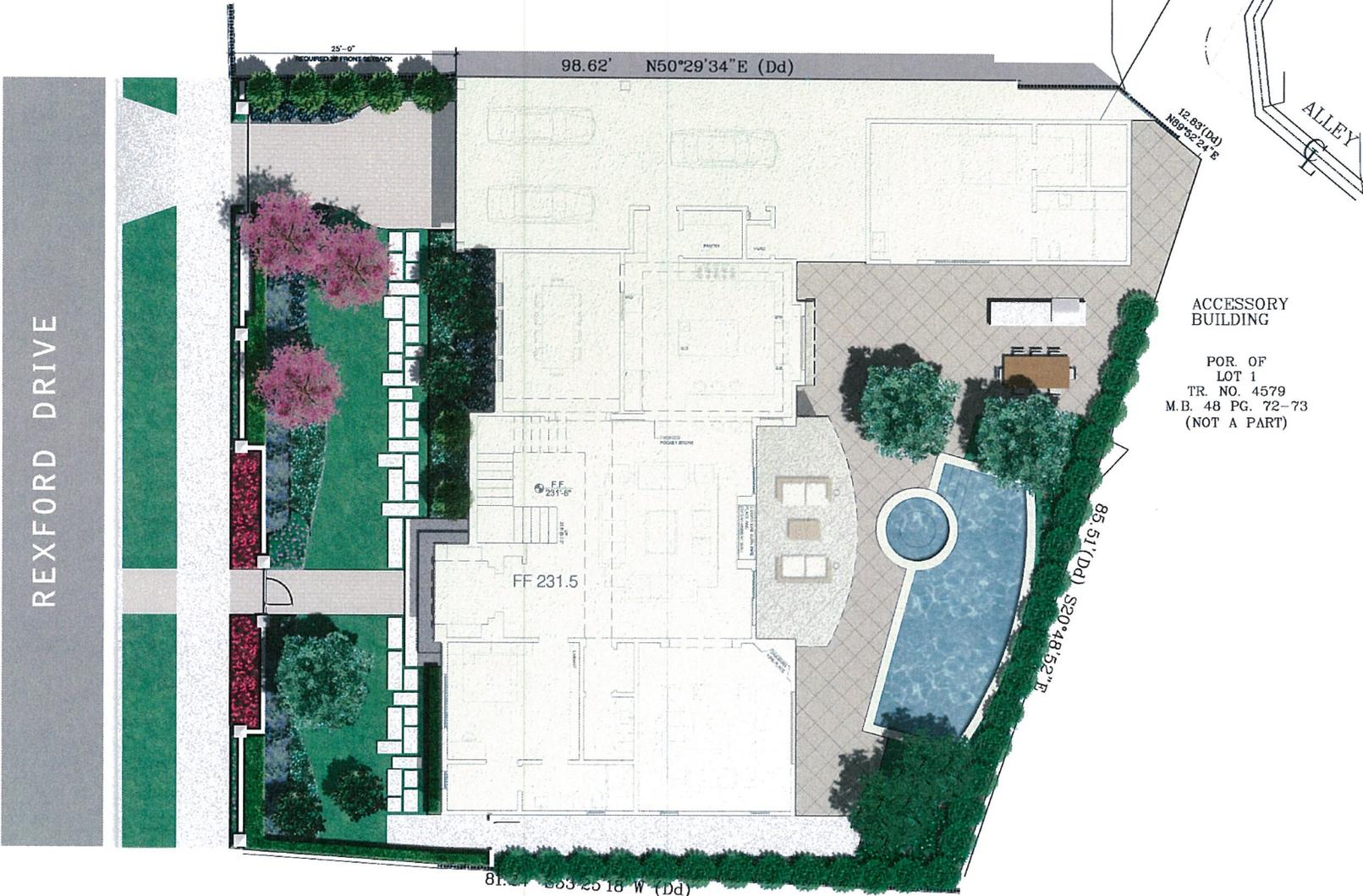
SCALE: AS SHOWN  
DRAWN P.P.  
DATE MAY 2012  
JOB NUMBER 238 REXFORD

NO.	DATE	REVISIONS

SHEET  
**A-07.1**

PLLOT DATE: OCT/14/2012

LOT 2  
 TR. NO. 4579  
 M.B. 48 PG. 72-73  
 (NOT A PART)



ACCESSORY BUILDING  
 POR. OF LOT 1  
 TR. NO. 4579  
 M.B. 48 PG. 72-73  
 (NOT A PART)

- TREES**
- OLEA EUROPAEA MEJESTIC BEAUTY OLIVE TREE
- TABEBUIA IPE PINK TRUMPET TREE
- MELALEUCA QUINQUENARIA CAJUPUT TREE
- CITRUS LEMON IMPROVED MEYER LEMON TREE
- CUPPRESSUS SEMPERVIRENS ITALIAN CYPRESS
- SHRUB&GROUNDCOVER**
- FICUS MICROCARPA 'NITIDA' INDIAN LAUREL FIG
- DIETES BICOLOR FORTNIGHT LILY
- SALVIA LEUCANTHA 'MIDNIGHT' MEXICAN BUSH SAGE
- ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE
- ARMERIA MARITIMA COMMON THRIFT
- BOUGAINVILLEA OO LA LA 'MONKA' BOUGAINVILLEA
- MYRTUS COMMUNIS MYRTLE
- ROSGARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY
- LAWN

FRONTYARD AREA : 2,136 SF.  
 FRONTYARD HARDSCAPE AREA : 524 SF. (24.5%)

**1 LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"





OLEA EUROPAEA 'MAJESTIC BEAUTY'



TABEBUIA IPE



TABEBUIA IPE



CUPPRESSUS SEMPERVIRENS



FICUS MICROCARPA 'NITIDA'



DIETES BICOLOR



CITRUS LEMON 'IMPROVED MEYER'



ROSA FLORIBUNDA 'ICEBERG'



BOUGAINVILLEA OO LA LA 'MONKA'



MYRTUS COMMUNIS



SALVIA LEUCANTHA 'MIDNIGHT'



ROSARINUS OFFICINALIS 'PROSTRATUS'



ARMERIA MARITIMA



LAWN

		OWNER: FARAH HOLAKO 238 NORTH REXFORD DRIVE BEVERLY HILLS, CA, 90210 Tel: (310) 922-4850	
		DESIGNER: LABYRINTH DESIGN STUDIO POUYA PAYAN 1524 GRANVILLE AVE # 105 LA., CA. 90025 TEL (818) 200-5005 E-MAIL: pouyapayan@gmail.com	
Design Studio Design, Planning, Engineering. Tel: 818-200-5005 pouya@archi10.com		LANDSCAPE ARCHITECT: SOLA INC., C/O SAMUEL KIM 530 MOLINO ST #204 Los Angeles, CA, 90013 T: (213) 383-1788 la@solainc.com	
PROJECT: SINGLE FAMILY RESIDENCE @ 238 REXFORD DRIVE BEVERLY HILLS, CALIFORNIA		SHEET TITLE  PLANTING IMAGES	
		SCALE: AS SHOWN	
		DRAWN	
		DATE	
		JOB NUMBER #21224	
NO.	DATE	REVISIONS	SHEET
			LP-2



**Design Review Commission Report**

455 North Rexford Drive

November 1, 2012

**Attached C:**

DRAFT Approval Resolution

RESOLUTION NO. DR 14-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 238 NORTH REXFORD DRIVE.

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

Section 1. Pouya Payan, architect, on behalf of the property owners, Farah and Sohrab Holako (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 238 North Rexford Drive, 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 November 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **November 1, 2012**

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William Crouch, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission

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

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-14-12** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **November 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:

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WILLIAM CROUCH  
Secretary to the Design Review  
Commission/Urban Designer  
City of Beverly Hills, California