



Design Review Commission Report

Meeting Date: Thursday, May 2, 2013

Subject: **700 North Linden Drive (PL1231906)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: Sarah Wear - Wear House Design

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

REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on January 3, 2013 (Attachment A) and March 7, 2013. At the most recent meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to plan legibility, neighborhood and streetscape context, disjointment of the façade design in terms of window and trellis placement, evergreen landscaping, window and door details, the need for an identifiable entryway, and balcony proportion.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices. The project revisions include:

- New window and door schedule;
- Incorporation of CAD drawings;
- Detailed trellis design and connection details;
- Modified front entryway with a new raised tower element;
- Reduced height of the side balcony;
- Clarified landscape plan with new lighting plan.

The applicant has also indicated the design reflects a more Spanish Mission Revival aesthetic that is prominent in the neighborhood. An applicant-prepared *Response to Comments* is provided in Attachment C of this report.

Attachment(s):

- A. January 3, 2013 DRC Staff Report and Previously Proposed Plans
- B. March 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. Applicant's Written Response to Commission's Comments
- D. Design Plans, Cut Sheets & Supporting Documents
- E. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

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.



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

Attachment A

January 3, 2013 DRC Staff Report
And Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, January 3, 2012

Subject: **700 North Linden Drive (PL1231906)**

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

Project Applicant: Sarah Wear - Wear House Design

Recommendation: Conduct public hearing and provide the applicant with a project approval.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as "California Tuscan"; 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, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed and posted on December 21, 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

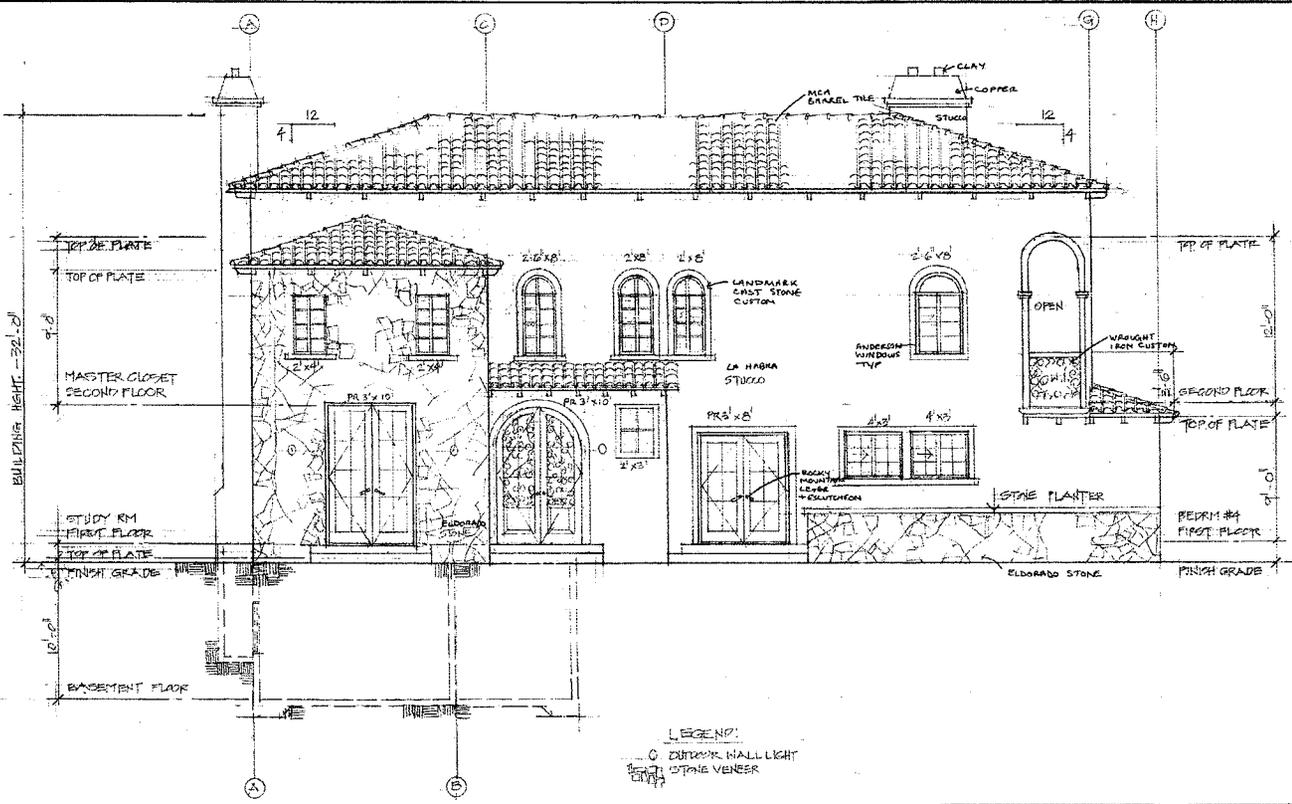
Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org

STRUCTURAL
GAP ENGINEERING
ARCHITECTURAL
3150 22ND STREET
CARSON, CA 90745
TEL: 310-785-2290

ARCHITECTURAL
SERVICES
EDUARDO C. GARCIA
ARCHITECT
10000 WILSON BLVD
LA BREA, CALIFORNIA 91114
TEL: 310-785-7823



FRONT ELEVATION

SCALE
1/8" = 1'-0"
2

SCALE
1

PROPOSED BEN SIBILE FAMILY DWELLING
JOB ADDRESS: 720 LINDEN DR.
BEVERLY HILLS, CA 90210
OWNER:
TEL. NO.

SHEET TITLE
EXTERIOR ELEVATION

DRAWN BY:
EDUARDO C. GARCIA
ARCHITECT
3150 22ND STREET
CARSON, CA 90745
310-785-2290

PROJECT NO.
071201

SHEET NO.
A-6

DATE
A. 10



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

Attachment B

March 7, 2013 DRC Staff Report

And Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, March 7, 2013

Subject: 700 North Linden Drive (PL1231906)

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

Project Applicant: Sarah Wear - Wear House Design

Recommendation: Conduct public hearing and provide the applicant with a project approval.

REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its January 3, 2013 meeting (Attachment A). At that meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to plan legibility, project landscaping, uniformity and consistency in regards to the roof, and overall configuration of architectural elements on the façade.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices. The project has been substantially modifications include:

- Revised landscaping plan to include plants that are more consistent with the architectural style of the proposed single-family residence;
- Revised roof plan that shows consistency among various roof planes;
- Redesigned balcony on the Elevado Avenue elevation;
- Replacement of Eldorado stone with variegated sandstone;
- Reconfiguration of windows and entryway on North Linden Drive elevation, and;
- Inclusion of ironwork detailing.

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.

Attachment(s):

- A. January 3, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Design Plans, Cut Sheets & Supporting Documents
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive
March 7, 2013

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

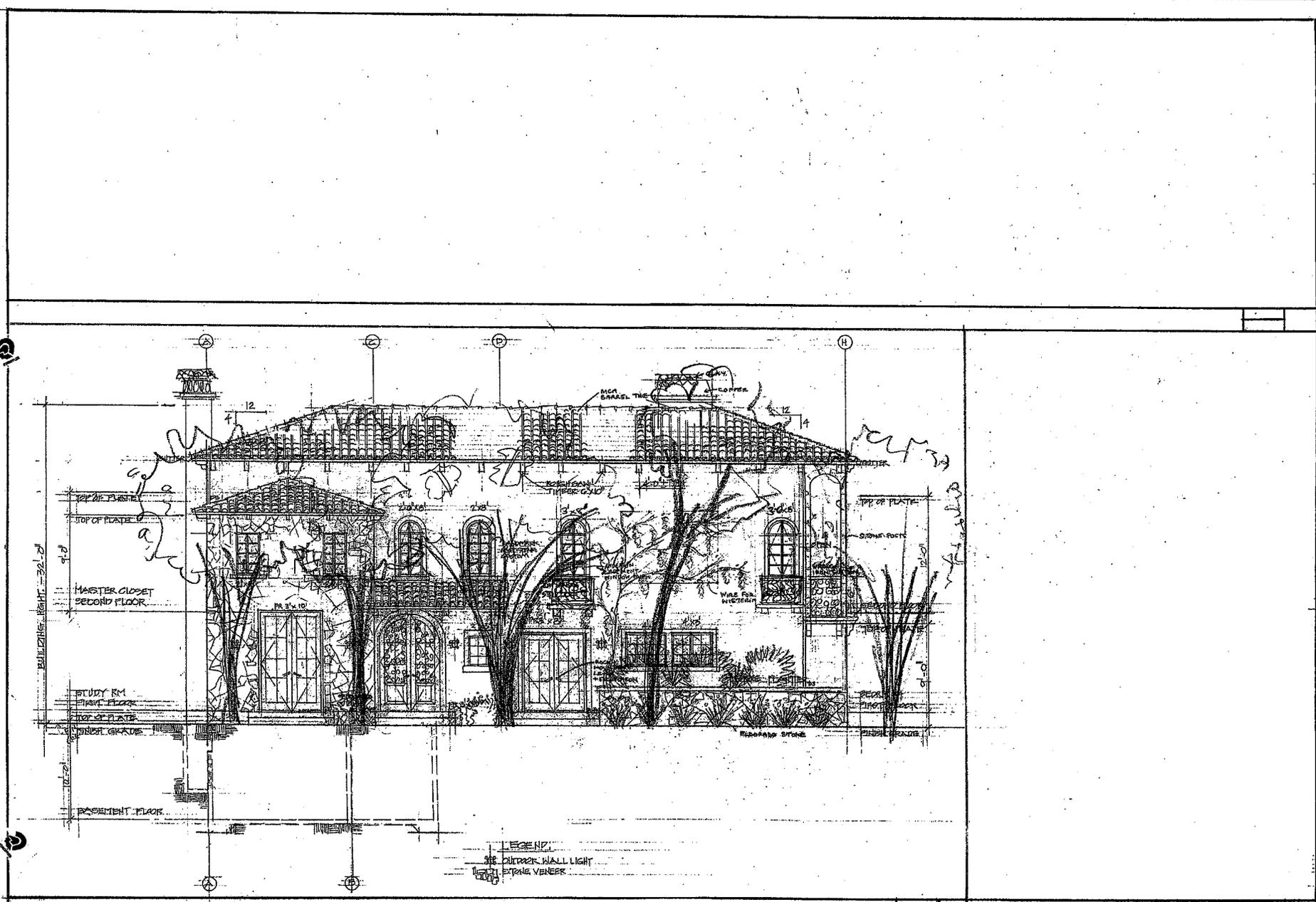
The project does not require public notification as it is continued from another meeting.

ARCHITECTS
 GARY RAGHIBIAN
 BILL DUNN
 JASON CANTRE
 TEL: 310-755-7390

PROPOSED NEW SHERBEEKNY TABLE LINE
 JOB ADDRESS: 220 LINDEN DR
 BEVERLY HILLS, CA 90210
 OWNER:
 TEL. NO.

SHEET TITLE:
 EXTERIOR BEARS ELEVATION
 DRAWN BY:
 CHECKED BY:
 DATE:
 SHEET NO.

SCALE: 1/4" = 1'-0"
 DATE: 11/10/01



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 2

SCALE: 1
 1



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

Attachment C

Applicant's Written Response
To Commission's Comments

Regarding: 700 N. Linden Drive, Beverly Hills, CA 90210

Hi Cindy,

In response to you email regarding corrections required for Design Review.

1. I have put the majority of plans in CAD, which reads cleaner. The rendering has been changed and is now accurate.
2. I have adjusted the design of the house to reflect a more Spanish revival feeling which is the dominant theme on the street.
3. The front of the house has been adjusted to read more symmetrically, with the addition of another tower.
4. The Trellis is detailed and the landscape has been adjusted to incorporated evergreens.
5. Door and window schedule has been updated and corrected.
6. The front door is now more prominent with the change of material and the raising of the tower at the front door.
7. The side balcony has been adjusted because the interior floor height has been adjusted and the roof lowered.

Sarah Wear for 700 N Linden Dr, Beverly Hills, CA , 90210



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

Attachment D

Design Plans, Cut Sheets
and Supporting Documents



THIS DESIGN AND DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE EXCLUSIVE PROPERTY OF W.F.H. THEY SHALL NOT BE USED, MODIFIED, DUPLICATED IN WHOLE OR IN PART IN ANY MANNER, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN AUTHORIZATION OF

OWNER:
 Maria Nikitina.

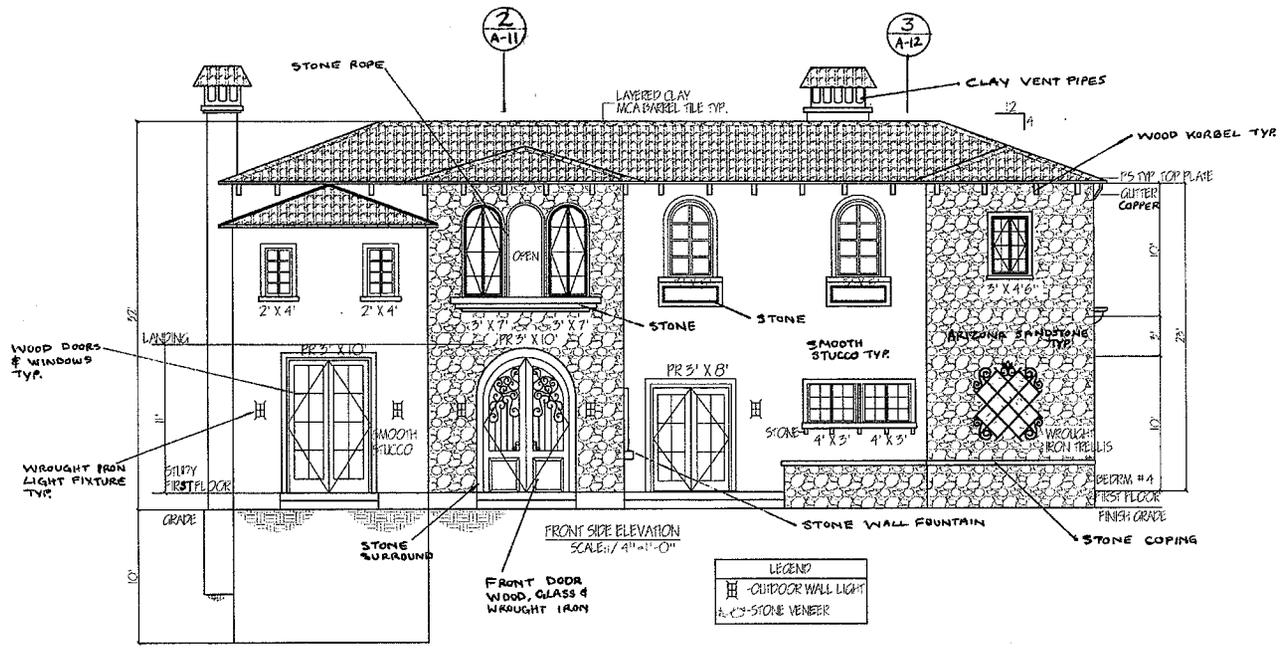
SHEET NAME:
 Front side elevation

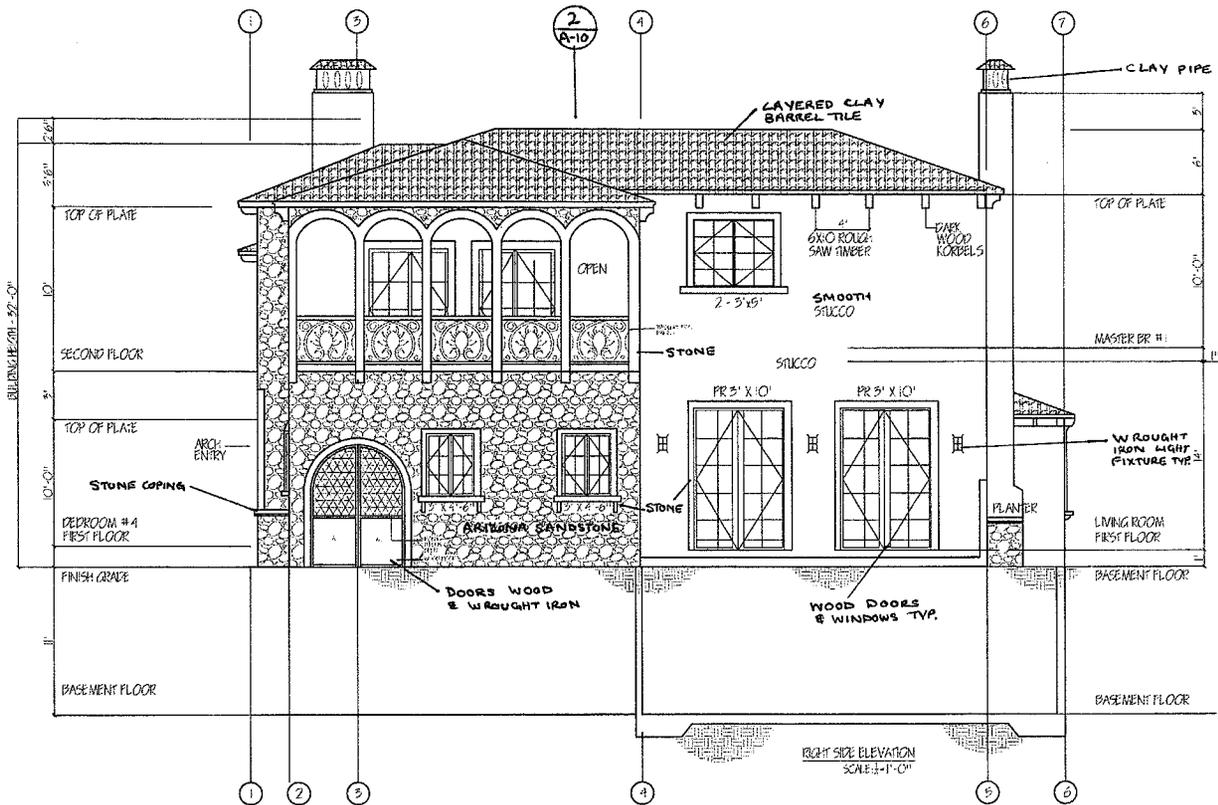
PROJECT ADDRESS:
 700 N Linden Drive
 Beverly Hills, CA 90210

REVISIONS	BY	DATE:

DATE: _____
 DRAW BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: A-6

PLOT DATE: _____





W.H. HUBBARD DESIGN
 1936 BALDWIN STREET TEL: 818 415 1626 FAX: 818 415 1746
 NORTH HOLLYWOOD, CA 91601 WWW.SARAHHEARSTDESIGN.COM
 WEARHOUSE@SARAHHEARSTDESIGN.COM

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OWNER:
 Maria Nikitina.

SHEET NAME:
 Right side elevations

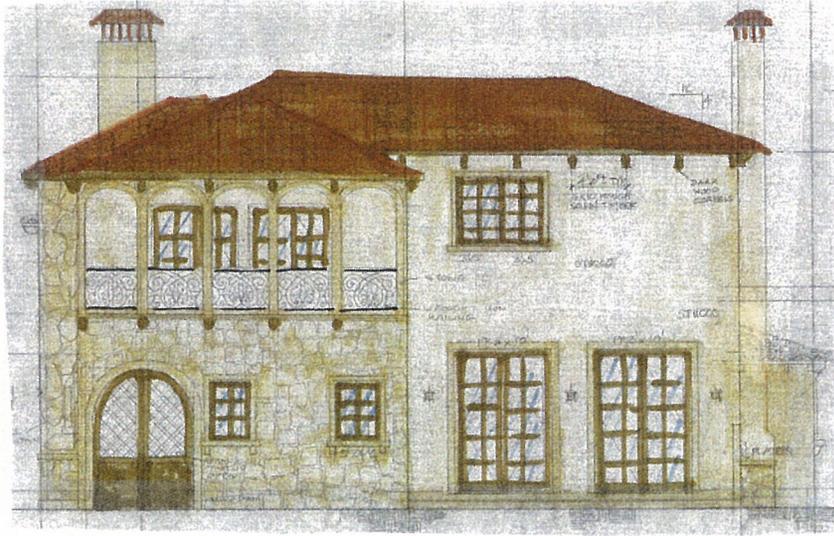
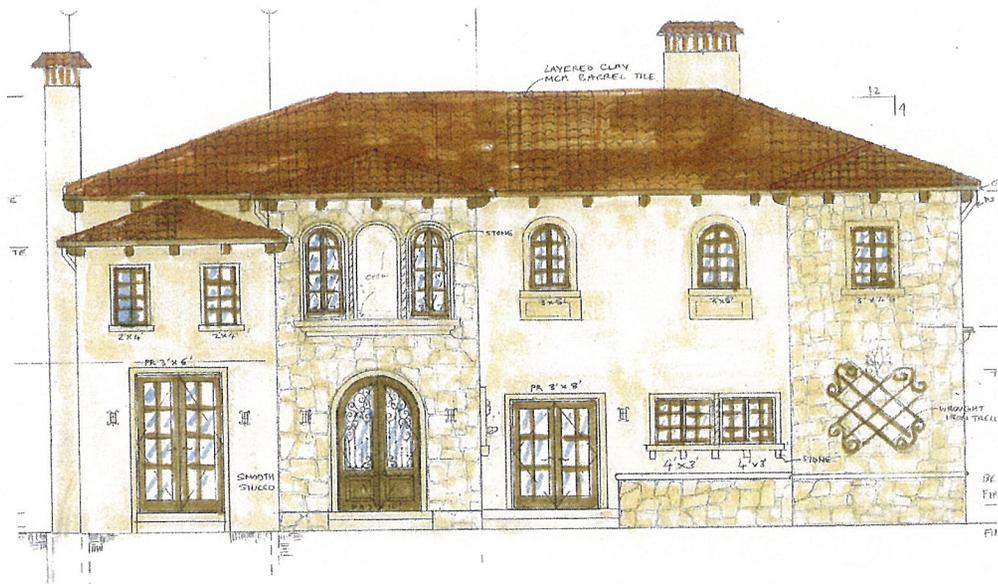
PROJECT ADDRESS:
 700 N Linden Drive
 Beverly Hills, CA 90210

REVISIONS	BY	DATE

DATE: _____
 DRAW BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____

A-7

PLOT DATE: _____



WEAR HOUSE DESIGN
 1196 RANDOLPH STREET TEL: 818.910.1501 FAX: 818.910.1502
 NORTH HOLLYWOOD, CA 91605
 WWW.SOUTHCOASTDESIGN.COM
 WEARHOUSEDESIGN.COM

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OWNER:

SHEET NAME:

COLORED ELEVATIONS

PROJECT ADDRESS:

700 N. LINDEN

REVISIONS	BY	DATE

DATE:

DRAW BY:

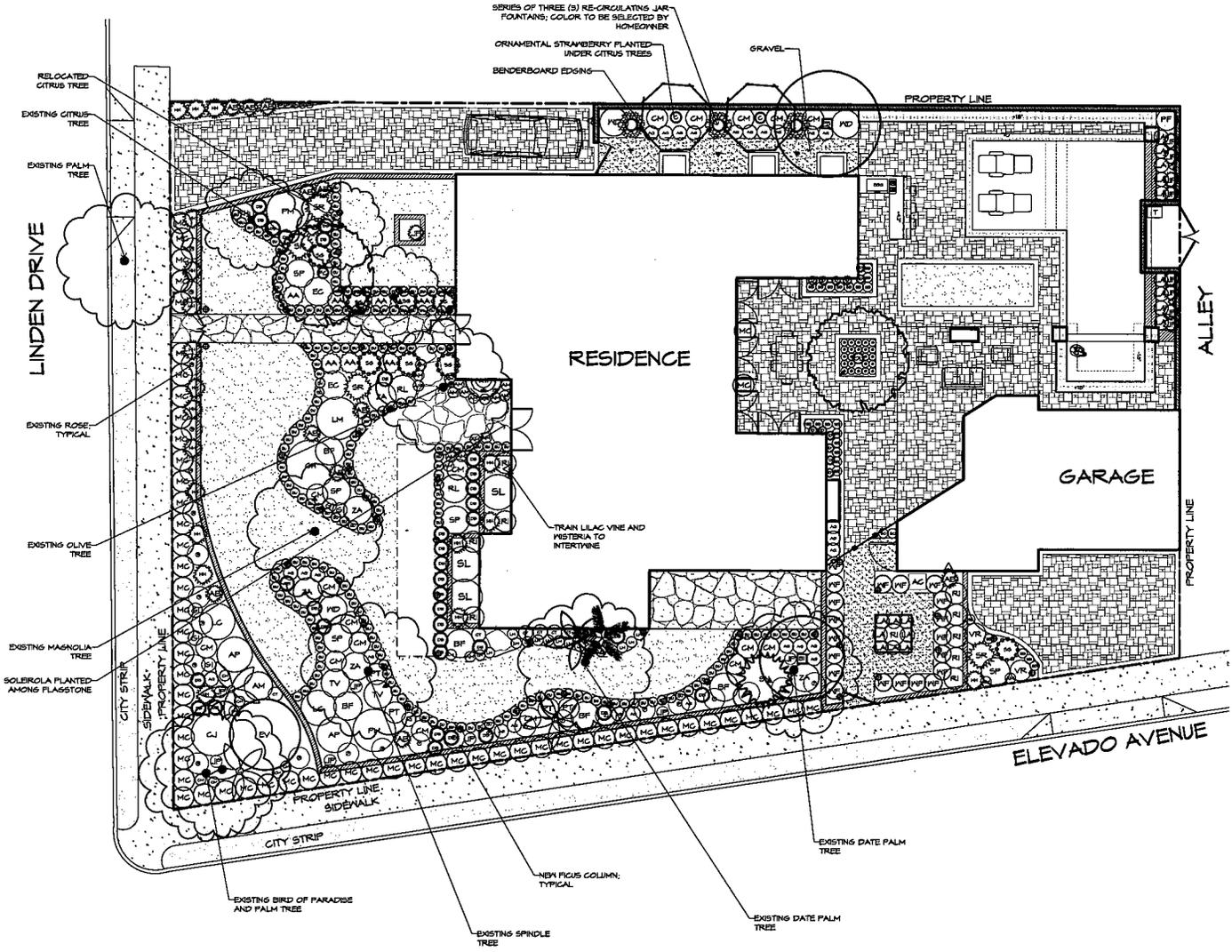
CHECKED BY:

PROJECT NO.:

SHEET NO.:

D-3

PLAT DATE:



LINDEN RESIDENCE
 PLAN - PLANTING

04-13-2013

PACIFIC OUTDOOR LIVING
 MERRILL KRUGER

LEGEND OF NEW PLANTS

24' BOX TREES			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
OL	OLEA EUROPAEA 'SIUAN HILL' - FRUITLESS OLIVE TREE	1	-
18' GALLON			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
B	BRUGMANSIA CUBENSIS 'CHARLES GRIMALDI' - ANGEL TRUMPET	1	-
C	CITRUS 'MEYER LEMON' DWARF SPECIES - DWARF MEYER LEMON FRUIT TREE	2	-
C	CYCAS REVOLUTA - SAGO PALM	3	AS NOTED
EV	ENSETE VENTRICOSUM (MUSA ENSETE) - ABYSSINIAN BANANA	1	PURPLE 'LAUREL' VARIETY IF POSSIBLE
FS	FEUOA SELLOWIANA - PINEAPPLE GUAVA	1	-
FC	FIGUS CARICA EDIBLE - FIG	1	-
F	FIGUS NITIDA - INDIAN LAUREL FIG	14	COLUMNS
PR	PHOENIX ROEBELENI - PYGMY DATE PALMS	1	-
SN	STRELITZIA NICOLAI - GIANT BIRD OF PARADISE	1	-
5' GALLON			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
AP	ADULTON HYBRIDUM - FLOWERING MAPLE	2	RED, PINK, WHITE OR YELLOW
BF	BRUNSFELIA FAUCIFLORA 'FLORIBUNDA' - YESTERDAY, TODAY, TOMORROW	5	-
CJ	CAMELLIA JAPONICA - NO COMMON NAME	1	PINK, MRS. TINGLEY, RED, VARIEGATED WHITE
CS	CISTUS 'SUNSET' - ROCKROSE	1	-
D	DICKSONIA ANTARCTICA - TASHMANIAN TREE FERN	1	-
DI	DIETES IRIDOIDES - AFRICAN IRIS	35	-
LC	LANTANA 'CONFETTI' - MULTICOLORED	2	-
LM	LAVATERA MARITIMA (BICOLOR) - TREE MALLOW	1	-
MY	MYRTUS COMMUNIS - MYRTLE	59	-
PM	PHILADELPHUS MEXICANUS EVERGREEN MOCK ORANGE	2	-
PF	PHOTINIA X FRASERI - NO COMMON NAME	1	-
TV	PITTOSPORUM TOBIRA DWARF VARIEGATA - DWARF VARIEGATED TOBIRA	2	-
WD	PITTOSPORUM TOBIRA 'WHEELERS DWARF' - DWARF TOBIRA	3	-
RH	RHODODENDRON SPECIES - AZALEA	1	PINKS, REDS, PURPLES OR WHITES
RI	ROSA SPECIES - VARIETIES TBD	10	-
RL	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' - ROSEMARY	4	-
SP	SALVIA CHIAPENSIS - CHIAPAS SAGE	5	-
SG	SALVIA GREGGII PINK OR RED	5	-
SL	SALVIA LEUCANTHA - MEXICAN SAGE	3	-
SR	STRELITZIA REGINAE - BIRD OF PARADISE	4	-

18' GALLON			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
AM	AECONIUM 'MINT SAUCER' - NO COMMON NAME	20	-
AG	AGAPANTHUS HYBRIDS - LILY OF THE NILE	28	PURPLES AND WHITES
AA	AGAVE ATTENJATA - NO COMMON NAME	1	-
AB	ANGIOZANTHUS HYBRID 'BIG RED' - KANGAROO PAWS	12	BIG RED 'YELLOW HARMONY' AND
AM	ASP'ARAGUS DENSIFLORUS 'MEYERS' - ASP'ARAGUS FERN	1	-
BU	BUXUS JAPONICA - JAPANESE BOXWOOD	216	-
BO	BOUGAINVILLEA 'SAN DIEGO RED' - NO COMMON NAME	2	STAKED
CT	CANNA 'TROPICANA' - NO COMMON NAME	6	YELLOW-ORANGE FLOWER, YELLOW AND GREEN FOLIAGE
CM	CARRISSA 'BOXWOOD BEAUTY' - DWARF NATAL FLUM	11	-
CH	CLIVIA HYBRID - NO COMMON NAME	1	-
DB	DISTICTUS BUCONATORIA - BLOOD-RED TRUMPET VINE	1	STAKED
EH	EQUISETUM HYEMALE - HORSETAIL REED	5	-
EC	EUPHORBIA CHARACIAS WULFENI - SPURGE	2	-
HV	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' - LILAC VINE	1	STAKED
HH	HEMEROCALLIS HYBRID PINK - DATULY	15	-
ID	IRIS SPECIES - PACIFIC COAST IRIS	12	-
JA	JASMINUM POLYANTHUM - GROUND COVER JASMINE	1	-
JP	JUNCUS PATENS 'ELK BLUE' - WIRE RUSH	9	-
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' - DWARF ENGLISH LAVENDER	11	-
LM	LIRIOPE MUSCARI - GIANT LILY TURF	11	-
PS	PELARGONIUM SPECIES - SCENTED GERANIUM	4	-
SO	SALVIA OFFICINALIS - KITCHEN SAGE	2	-
VR	VERBENA RIGIDA - NO COMMON NAME	2	-
WF	WESTRINGEA FRUTICOSA - COAST ROSEMARY	20	-
W	WISTERIA SINENSIS 'COOKE'S PURPLE' - CHINESE WISTERIA VINE	1	STAKED
ZA	ZANTEDESCHIA AETHIOPICA - CALLA LILY	5	-

4' FLATS			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
GI	GERANIUM INCANUM - CRANESBILL	1	5 TOTAL, 1 FLATS
G	FESTUCA GLAUCA - BLUE GRASS	2	23 TOTAL, 2 FLATS
SB	STACHYS BYZANTINA - LAMBS EARS	2	23 TOTAL, 2 FLATS
DIRT FLATS			
KEY	SCIENTIFIC NAME - COMMON NAME	QTY	NOTES
-	SOLEIROLIA SOLEIROLI - BABY'S TEARS	5	AS NOTED
-	FRAGARIA VESA - ORNAMENTAL ALPINE STRAWBERRY	2	AS NOTED
LAWN			
KEY	SCIENTIFIC NAME - COMMON NAME	SF	NOTES
N/A	MARATHON 1 900	1,645	OR EQUAL

LINDEN RESIDENCE
LEGEND - PLANTING

04-13-2013

PACIFIC OUTDOOR LIVING
MERRILL KRUGER



Design Review Commission Report

455 North Rexford Drive

May 2, 2013

Attachment E

DRAFT Approval Resolution

RESOLUTION NO. DR XX-13

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 700 NORTH LINDEN DRIVE.

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

Section 1. Sarah Wear, agent on behalf of Maria Nikitina, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 700 North Linden Drive which is located in the city’s Central R-1 Zone.

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

Section 3. The subject project 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 May 2, 2013 at which time oral and documentary evidence was received concerning the application.

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

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

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

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

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

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

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

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

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

Project-Specific Conditions

1. **No special conditions have been imposed for this project.**

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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.
10. **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.
11. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

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

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

Approved as to Form and Content:

Adopted: May 2, 2013

William Crouch, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission