



Design Review Commission Report

Meeting Date: Monday, July 8, 2013

Subject: 722 North Camden Drive (PL1309175)

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: Ashraf Hammati

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an 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 Mediterranean; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. The façade is articulated by the following architectural elements:

- Smooth stucco finish
- Precast concrete molding
- Wood corbels;
- Zinc gutters and downspouts;
- Wrought iron railings;
- Mission clay tile roofing;
- Wood and glass entry door, and;
- Wood clad windows

DESIGN ANALYSIS

While the proposed single-family residence proposed appropriate modulation and human-scale features, staff has identified five elements of the design that should be reconsidered:

1. Reconfiguring the central entryway element to better match the column element directly adjacent to the porte cochere;
2. Introduce muntons to the windows and doors on the second floor to match those on the first floor;
3. Provide more articulated scalloped design details at the alcove corners on the first floor;
4. Reconsider the use of the stone base at the chimney as this material is not utilized elsewhere on the façade, and;

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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



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5. Eliminating the scalloped detail at the small balcony adjacent to the central entryway element to better match the second floor balconies.

Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Thursday, June 27, 2013; the site was posted on Friday, June 28, 2013. To date staff has not received and comments in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

See attachment please.

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: 80.76'x(197.81'-197.66') Lot Area (square feet): 15,580 S.F.
 Adjacent Streets: LOMITAS- ELEVADO

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 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:	<u>2 OAK TREES</u>		<u>N/A WE WILL KEEP AND PROTECT .</u>
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: _____

Brief explanation about design. (attachment)

As architect and Designers we followed Client's needs and wishes with our own point of views base on our Knowledge and experience.

Our Concept is:

Respecting to neighbors by keeping the façade humble, low profile and simple as much as we could.

However there are different styles in that area, such as, Contemporary, French, English Tudor, Colonial Mediterranean, and some of them clearly Tuscan style.

We choose Mediterranean style, it complements other houses in the area. It is dominant and popular style.

It could match easier with different plans and doesn't need symmetrical facades.

The proposed house is in Mediterranean style with some Tuscan style features incorporated into the design, features like specific type of railings, small towers on two sides with shallow roof slope, type of balconies on two towers, curved features on small balcony and on the right side posts in first floor, the entry arch and segmented shape of the house.

We tried to have absolute simplicity in facade with only some concrete molding under balcony's railings, other trims are just in wood.

Last thing is about landscaping design, there are a green row of plants at the base of front façade to combine the house with nature and an olive tree is added to create some balance of trees in front yard and enhance the Mediterranean feeling of the house by kind of plants.

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

A Describe your public outreach efforts to adjacent neighbors and property owners:
 MATCHING WITH STYLE AND WE HAD A GOOD EFFORTS WITH THE ADJACENT AND NEIGHBORS.

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:	22'-0"		22'-0"
Roof Plate Height:	28'-0"	28'-0"	28'-0"
Floor Area:	7,732.00 S.F.		7,697.00 S.F.
Rear Setbacks:	50'-3"		77'-0"
Side Setbacks:	S/E 9'-11"	S/E 10'-6"	S/E 9'-11"
	N/W 7'-6"	N/W 9'-7"	N/W 7'-6"
Parking Spaces:	4 SPACES	ONE SPACE	3 CARPORTS, 1 OPEN

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: LA HABRA X-278 TRABUCO & X 86 SANDSTONE
Texture /Finish: SMOOTH.
Color / Transparency: CAPPUCCINO & SWISS COFFEE

WINDOWS (Include frame, trim, glass, metal, etc)
Material: CLAD
Texture /Finish: SEE SAMMPLE MATERIAL BOARD.
Color / Transparency: CHOCOLATE CHIP DC116

DOORS (Include frame, trim, glass, metal, etc)
Material: CLAD
Texture /Finish: SEE SAMPLE MATERIAL BOARD.
Color / Transparency: CHOCOLATE CHIP DC 116

PEDIMENTS
Material: VOLCANIC STONE (NEGRO)
Texture /Finish: SEE SAMPLE MATERIAL BOARD
Color / Transparency: NEGRO.

ROOF
Material: MISSION CLAY TILE & SLATE TILE.
Texture /Finish: NATURAL FINISH.
Color / Transparency: DARK & WHITE BRAWN-AND DOME GRAY AND BRAWN.

CORBELS
Material: WOOD (NOTHY ADLER).
Texture /Finish: NATURAL WOOD
Color / Transparency: DARK BRAWN (STAINED)

CHIMNEY(S)
Material: STUCCO (X-278 SANSTONE) & METAL SCREEN & BASE IN FLAG STONE)
Texture /Finish: SMOOTH STUCCO
Color / Transparency: SWISS COFFEE (SEE SAMPLE MATERIAL BOARD)

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

COLUMNS

Material: STUCCO (LAHABRA X-278 TRABUCO)
Texture /Finish: SMOOTH
Color / Transparency: CAPPUCCINO

BALCONIES & RAILINGS

Material: WROUGHT IRON
Texture /Finish: NATURAL
Color / Transparency: BLACK

TRELLIS, AWNINGS, CANOPIES

Material: WOOD (KNOTTY ADLER) SEE SAMPLE MATERIAL BOARD
Texture /Finish: WOOD TRIMS
Color / Transparency: DARK BRAWN

DOWNSPOUTS / GUTTERS

Material: ZINC
Texture /Finish: COLORED
Color / Transparency: RUSTIC BRAWN

EXTERIOR LIGHTING

Material: BRONZ
Texture /Finish: BRONZ
Color / Transparency: DARK BRONZ

PAVED SURFACES

Material: VOLCANIC STONE (NEGRO)
Texture /Finish: SMOOTH STONE
Color / Transparency: NEGRO

FREESTANDING WALLS AND FENCES

Material: STUCCO (LA HABRA X-278 TRABUCO) & WROUGHT IRON
Texture /Finish: SMOOTH AND METAL
Color / Transparency: CAPPUCCINO AND BLACK SEE SAMPLE MATERIAL BOARD

OTHER DESIGN ELEMENTS

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

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

BASED ON DISCUSSING WITH LANDSCAPE ARCHITECT, THE PLANTS ARE KIND OF MEDITERRANEAN, TO ENHANCE THE FEELING OF THE STYLE.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly Identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

THE MAIN CONCEPT IN THIS PROJECT IS HUMAN PROPORTIONS.
HOW EVER IT IS A SIMPLE AND HUMBLE HOUSE,IT'S DIGNIFIED AS WELL AND INTERNALLY COULD SATISFY US.

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.

WE TRIED TO AVOID THE MASSIVE BUILDING BY CREATING OPEN SPACES IN PLANS AND FACADE AND MAKING SMALL TOWERS INCLUDING LARGE BALCONIES BUT STILL KEEPING THE BUILDING SIMPLE AND HUMBLE.
WE TRIED TO MIX THE FACADE WITH LANDSCAPING NEXT TO IT AS WELL,THIS WAY WE GIVE MORE VALUE TO GREEN AREA IN FRONT YARD.

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

BY SEARCHING AND LOOKING AT THE ARCHITECTURAL OF NEIGHBORHOOD BASE ON OUR KNOWLEDGE AND EXPERIENCE.
WE TRIED TO CREATE THIS DESIGN TO MAKE A BETTER LOOKING PICTURE OF AREA.

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.

BASED ON OUR EXPLANATION ABOVE.WE TRIED TO KEEP A QUALITY OF STYLE TO FIT THE AREA WITH OWNER'S ACCEPTANCE OF OUR DESIGN.

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.

THERE ARE SOME MEDITERRANEAN STYLE HOUSES IN THE AREA AND IT LOOKS MOST OF NEW DEVELOPMENTS ARE IN MEDITERRANEAN AND TUSCAN STYLE.
SO OUR DESIGN COULD MATCH THE AREA,RESPECTING OTHER HOUSES BY SIMPLICITY OF FACADE.



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Attachment B
Project Design Plans

LEGAL DESCRIPTION:

OCC: R3
 TYPE OF CONSTRUCTION: V-N
 NUMBER OF STORIES : 2 + BASEMENT

LOT AREA = 15,580 S.F.
 CAL. OF N.G. = 337.1+336.4+336.3+336.2+336.3+
 336.1+336.4+336.8+336.9=3,028.5'
 AVERAGE NAT.GRADE = 3028.5 / 4 = 336.5'
 MAX HEIGHT = 28'-0"
 TOP OF ROOF = 336.5' (AVE. GRADE)+ 28' = 364.5'

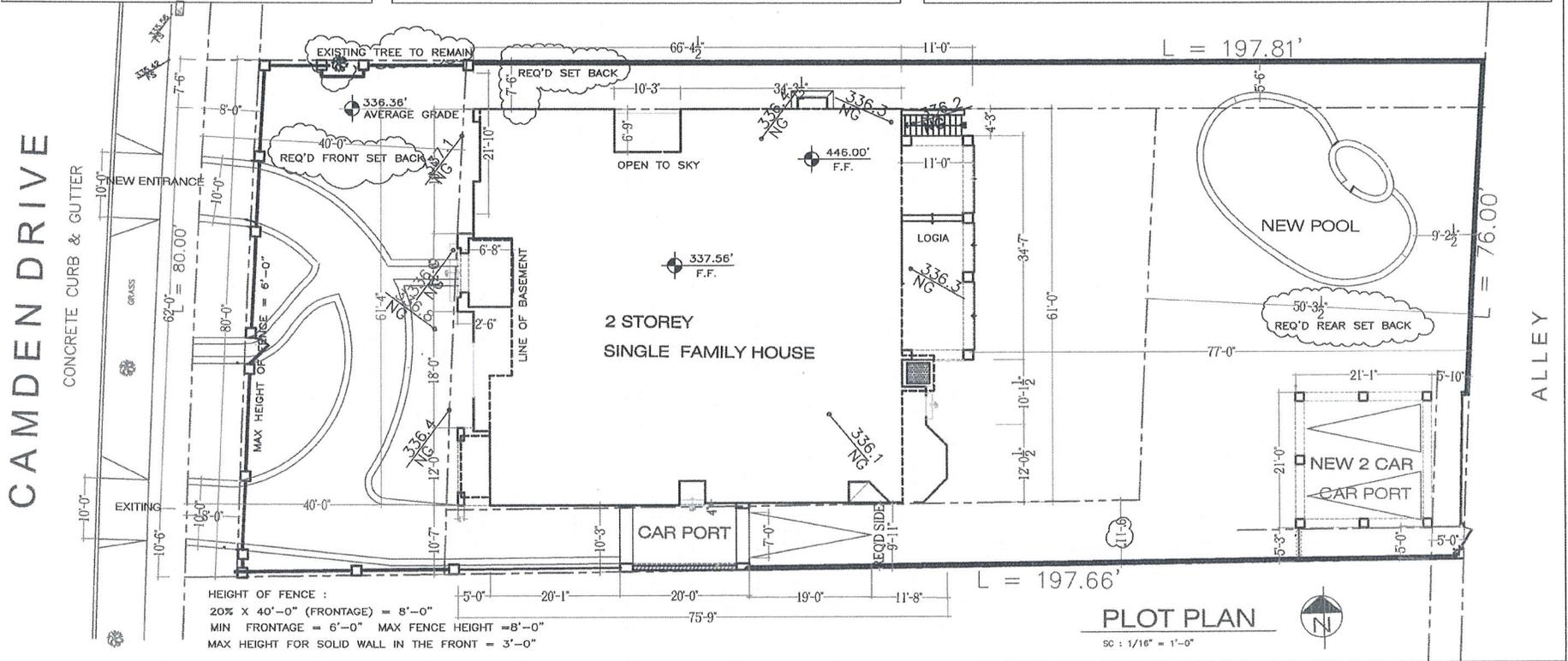
AREA CALCULATION :

MAX FLOOR AREA = LOT AREA X 40% + 1500 S.F. =
 15,580 X 40% + 1500 S.F. = 7,732 S.F.
 FIRST FLOOR = 3936 S.F.
 SECOND FLOOR = 3761 S.F.
 PROPOSED FLOOR AREA = 3936+3761 = 7,697 S.F.
 PROPOSED BASEMENT AREA = 3718 S.F.



PROJECT DATA :

REQ'D FRONT YARD SETBACK = 40'-0" PROPOSED = 40'-0"
 30% LOT DEPTH MINUS 9'-0" = 30% X 197.73' - 9'-0" = 50.3'
 REQ'D REAR YARD SETBACK = 50.3' PROPOSED = 77'-0"
 AVERAGE LOT WIDTH = 80' + 76' 2 ÷ = 78'-0"
 CUMULATIVE SIDE SET SETBACK (78'-0" - 70'-0") X 30% + 15'-0"
 CUMULATIVE SIDE SET SETBACKS = 17.4'
 REQ'D SIDE SETBACK = 7.5' PROPOSED = 7'-6"
 REQ'D SIDE SET BACK = 17.4'-7.5' = 9.9' PROPOSED = 9'-11"



HEIGHT OF FENCE :
 20% X 40'-0" (FRONTAGE) = 8'-0"
 MIN FRONTAGE = 6'-0" MAX FENCE HEIGHT = 8'-0"
 MAX HEIGHT FOR SOLID WALL IN THE FRONT = 3'-0"

<p>SHEET TITLE :</p> <p>PLOT PLAN</p>
<p>Nader / Ashraf TEL : 310-709-3854 TEL : 424-603-9800 ashrafnadar@gmail.com boumandesi@hotmail.com</p>
<p>OWNER: MR. & MRS. ZARRIN 722 N. CAMDEN BH, CA. 90211</p>
<p>722 N. CAMDEN BH, CA. 90211</p>
<p>A-1</p>

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEYS SCREEN & BASE	METAL - FLAGSTONE (POLO FIELD)	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOWS	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	SLATE TILE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



(WEST) FRONT ELEVATION

SC : 1/8" = 1'-0"

SHEET TITLE :

FRONT ELEVATION

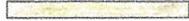
Nader / Ashraf
 TEL : 310-709-3854
 TEL : 424-603-9800
 ashrafmenar@gmail.com
 houmandesi@hotmail.com

OWNER:
 MR. & MRS. ZARRIN
 722 N. CAMDEN
 BH, CA, 90211

722 N. CAMDEN
 BH, CA, 90211

A-8

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN & BASE	METAL - FLAGSTONE (POLO FIELD)	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	SLATE TILE		15	PAVING	VOLCANIC STONE (NEGÒ)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



SOUTH ELEVATION

50 : 1/8" = 1'-0"



SHEET TITLE :
SOUTH (SIDE) ELEVATION

Nader / Ashraf
TEL : 310-709-3854
TEL : 424-603-9800
ashrafnadar@gmail.com
nadarashraf@hotmail.com

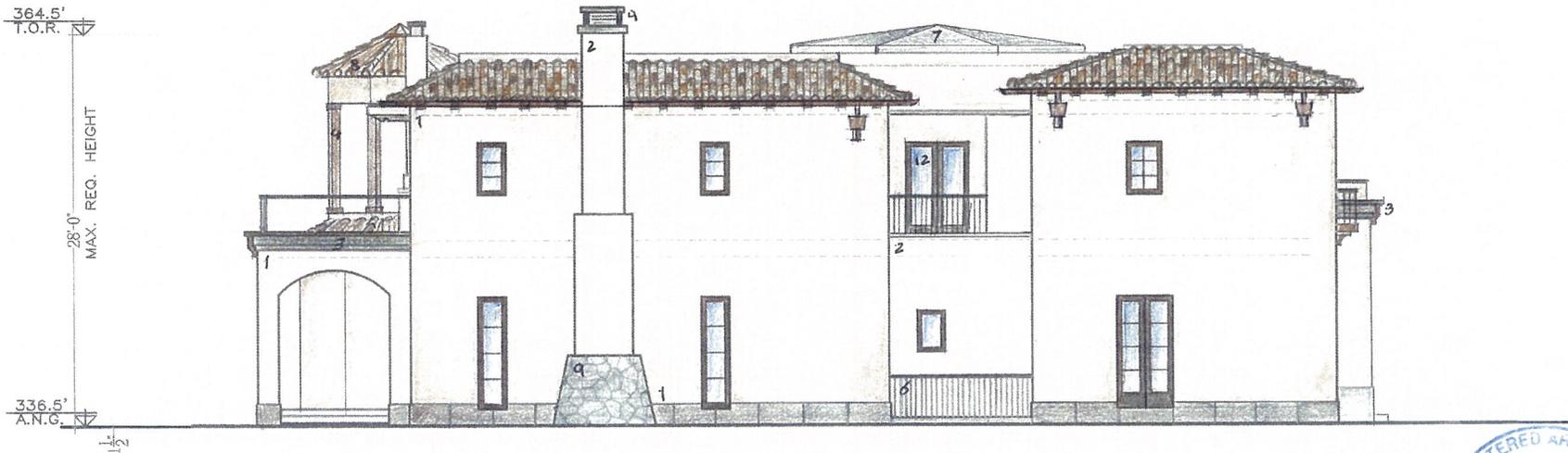
OWNER:
MR. & MRS. ZARRIN
722 N. CAMDEN
BH, CA. 90211

722 N. CAMDEN
BH, CA. 90211

A-9

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEYS SCREEN & BASE	METAL - FLAGSTONE (POLO FIELD)	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	SLATE TILE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



NORTH ELEVATION

SC : 1/8" = 1'-0"



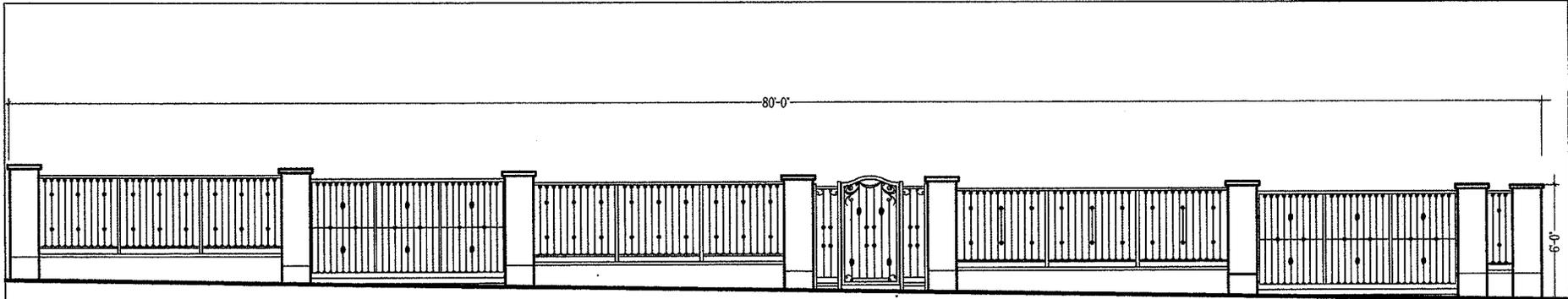
SHEET TITLE :
NORTH (SIDE) ELEVATION

Nader / Ashraf
TEL : 310.799.3854
TEL : 404.603.9800
ashrafnadar @ gmail.com
nadamdesign@outmail.com

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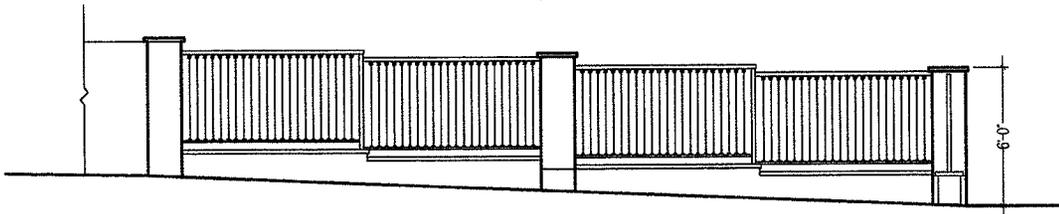
722 N. CAMDEN
BH, CA. 90211

A-11



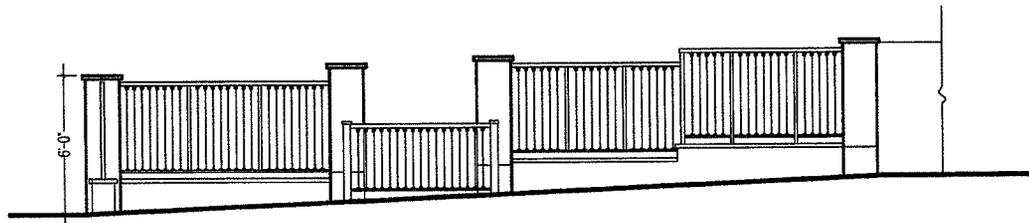
F.Y. EAST FENCE ELEVATION

SC : 3/8" = 1'-0"



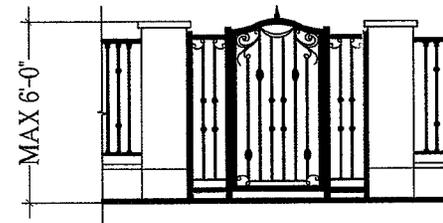
F.Y. NORTH FENCE ELEVATION

SC : 3/8" = 1'-0"



F.Y. SOUTH FENCE ELEVATION

SC : 3/8" = 1'-0"



FRONT YARD GATE

SC : 1/2" = 1'-0"

SHEET TITLE :
DETAIL OF FRONT RAILINGS

Nader / Ashraf
TEL : 310-709-3854
TEL : 424-604-9800
ashrafnadar @ gmail.com
houmandesign@hotmail.com

OWNER:
MR. & MRS. ZARRIN
722 N. CAMDEN
BH, CA. 90211

722 N. CAMDEN
BH, CA. 90211

A-15



(E)
OAK TREE

SHEET TITLE :
PERSPECTIVE

Nader / Ashraf
TEL : 310-709-3854
TEL : 310-403-8800
ashrafn@earthlink.net
nadar@earthlink.net
housingdesign@hotmail.com

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Erin@rlandscape.com
 O: 818 - 445 - 9885
 W: rllandscape.com

ZARRIN RESIDENCE
 722 N. CAMDEN DR.
 BEVERLY HILLS, CA 90210

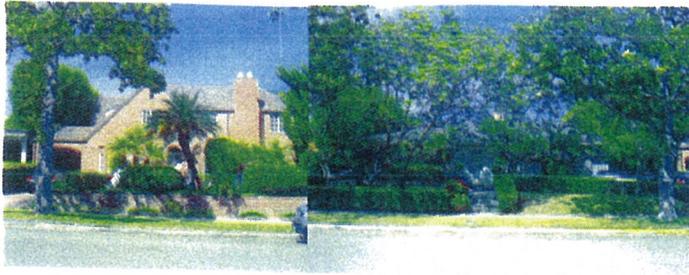
Revisions:	Date Revd:
#1	04.19.13
#2	04.21.13
#3	04.29.13
#4	05.18.13

Stamp

Date: 02.24.13

Scale: 1/8" = 1'

SHEET LA-01
 PLANTING
 PLAN



718 N.CAMDEN DR.

720 N.CAMDEN DR.



722 N.CAMDEN DR.



724 N.CAMDEN DR.

726 N.CAMDEN DR.

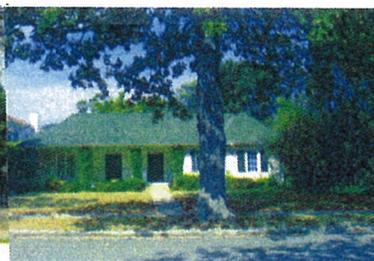


718 N.CAMDEN DR.

720 N.CAMDEN DR.



722 N.CAMDEN DR.



724 N.CAMDEN DR.



726 N.CAMDEN DR.



718 N.CAMDEN DR.



719 N.CAMDEN DR.



721 N.CAMDEN DR.



723 N.CAMDEN DR.



725 N.CAMDEN DR.

SHEET TITLE :
COLOR PHOTOS
OF HOUSE AROUND PROJECT

Nader / Ashraf
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OWNER:
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Design Review Commission Report

455 North Rexford Drive

July 8, 2013

Attachment C

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 722 NORTH CAMDEN DRIVE (PL1309175).

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

Section 1. Ashraf Hemmati, agent, on behalf of Shahrokh Zarrin, 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 722 North Camden 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 July 8, 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: July 8, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission