



Design Review Commission Report

Meeting Date: Monday, September 9, 2013

Subject: **723 North Linden Drive (PL1317716)**

A request for an R-1 Design Review Permit to allow new front yard landscaping in conjunction with a previously approved façade remodel for a two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Stephen Samuel

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with a project approval.

REPORT SUMMARY

The applicant is requesting review and approval of new landscaping in conjunction with a previously approved façade remodel for a two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The façade remodel was previously approved by the Design Review Commission on May 2, 2013. As full landscape details were not known at the time of approval, a condition was added that a full landscape plan be returned to the Commission at a future meeting. The landscaping plan includes the following:

- 6'-0" front yard wall consisting of a smooth cement plaster finish base and wrought iron details;
- Six low light density dark bronze lights at the automobile and pedestrian wall entrances;
- One 60" box olive tree located directly adjacent to the single-family residence;
- Three 36" box semi-dwarf citrus trees located directly adjacent to the single-family residence;
- Three 48" box Italian cypress trees located in between front yard wall and property line;
- A variety of shrubs and ground coverings;
- Landscape lighting, and;
- New tiling within the existing front yard paving (no change in concrete material).

The Commission should note that the change in tile within the existing front yard paving and the new pedestrian access pathway is currently undergoing further zoning review and may not be feasible. Staff will have an update regarding these two items at the public hearing on Monday, September 9, 2013.

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed landscape plan will provide lush landscaping for the single-family residence and the trees are appropriate in size. However, the

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



Design Review Commission Report

455 North Rexford Drive

September 9, 2013

number of light fixtures on the proposed front yard wall is overwhelming and the Commission may wish to discuss an appropriate number of fixtures for the wall.

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 Friday, August 30, 2013; the site was posted on Monday, August 19, 2013. To date staff has not received and comments in regards to the submitted project.



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455 North Rexford Drive

September 9, 2013

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):

EXISTING MEDITERRANEAN STYLE

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

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

D Site & Area Characteristics

Lot Dimensions: IRREGULAR Lot Area (square feet): 17,772
Adjacent Streets: LOMITAS AVE & ELEVADO AVE

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input checked="" 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:	_____	_____	_____
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:	27'-6"	27'-6"	27'-6"
Roof Plate Height:		21'-0"	21'-0"
Floor Area:	8608.80	8482 S.F.	8482 S.F.
Rear Setbacks:	59.38'	111'-4"	111'-4"
Side Setbacks:	S/E 5' N/W 10'	S/E 5' N/W 10'	S/E 5' N/W 10'
Parking Spaces:	3	3	3

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: CEMENT PLASTER
Texture /Finish: SMOOTH
Color / Transparency: MODERATE WHITE - SHERWIN WILLIAMS

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

Material: ALUM CLAD
Texture /Finish: SMOOTH/FACTORY FINISH
Color / Transparency: COFFEE BEAN / TRANSPARENT

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

Material: ALUM CLAD / WOOD ENTRY DOOR
Texture /Finish: SMOOTH/FACTORY FINISH, SMOOTH /STAIN
Color / Transparency: COFFEE BEAN/TRANSPARENT, OPAQUE

PEDIMENTS

Material: STONE AT DOOR SURROUND
Texture /Finish: SMOOTH/STONE FINISH
Color / Transparency: GREY

ROOF

Material: CLAY BARREL TILE BY M.C.A.
Texture /Finish: NATURAL
Color / Transparency: CANYON RED

CORBELS

Material: WOOD RAFTER TAILS
Texture /Finish: SMOOTH / PAINT
Color / Transparency: FRENCH ROAST - SHERWIN WILLIAMS

CHIMNEY(S)

Material: CEMENT PLASTER
Texture /Finish: SMOOTH
Color / Transparency: MODERATE WHITE - SHERWIN WILLIAMS

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

COLUMNS

Material: STONE
Texture /Finish: SMOOTH/STONE
Color / Transparency: GREY

BALCONIES & RAILINGS

Material: WROUGHT IRON
Texture /Finish: SMOOTH
Color / Transparency: FRENCH ROAST - SHERWIN WILLIAMS

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: COPPER
Texture /Finish: SMOOTH
Color / Transparency: COPPER

EXTERIOR LIGHTING

Material: METAL / GLASS
Texture /Finish: SMOOTH
Color / Transparency: DARK BRONZE

PAVED SURFACES

Material: CONCRETE
Texture /Finish: PEA GRAVEL TO MATCH EXISTING
Color / Transparency: GREY TO MATCH EXISTING

FREESTANDING WALLS AND FENCES

Material: CEMENT PLASTER ON CONCRETE BLOCK / WROUGHT IRON ON TOP
Texture /Finish: SMOOTH
Color / Transparency: MODERATE WHITE - PLASTER WALL, WROUGHT IRON - FRENCH ROAST

OTHER DESIGN ELEMENTS

Material: CONCRETE ARCHITECTURAL COLUMN
Texture /Finish: SMOOTH
Color / Transparency: MODERATE WHITE

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

THE DESIGN AND NEW PLANT SELECTIONS HAVE LOW WATER REQUIREMENTS, ARE MEDITERRANEAN VARIETIES, INCLUDING OLIVE, CYPRESS AND CITRUS WHICH ARE SUITED TO THE ARCHITECTURE AND ARE EVERGREEN PROVIDING YEAR ROUND APPEAL.

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 VISION IS TO UPGRADE THE BUILDING TO BE ARCHITECTURALLY COMPATABLE WITH THE NEIGHBORHOOD BY THE USE OF COMMON DESIGN FORMS, PROPORTIONS, DETAILS, MATERIALS AND FINISHES FOUND IN THE COMMUNITY.

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 REASON FOR THE FACADE REMODEL IS TO REDUCE THE MASSIVE APPEARANCE OF THE STRUCTURE AND BRING IT INTO VISUAL SCALE. THE NEW SLOPING ROOF LINE AND WINDOWS ABOVE THE ENTRY REDUCES THE SCALE AND MASS. WINDOW SIZE AND PLACEMENT STRETCHES THE HORIZONTAL FEEL. QUOINS ARE USED TO ENHANCE VISUAL BREAK IN THE ELEVATION. EXISTING LANDSCAPE AND OPEN AREAS WILL REMAIN INTACT.

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

THE PROPOSED REMODEL WILL ENHANCED THE APPEARANCE OF THE NEIGHBORHOOD BY HAVING A RECOGNIZABLE MEDITERRANEAN ARCHITECTURAL STYLE THAT INCORPORATES MATERIALS, FORMS AND DETAIL FROM EXISTING BUILDINGS IN THE NEIGHBORHOOD.

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.

NEIGHBORS PRIVACY IS NOT AN ISSUE, SINCE THE REMODEL IS ALONG THE STREET

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 SURROUNDING PROPERTIES WERE ANALYZED AND COMMON DESIGN FORMS, DETAILS AND MATERIALS WERE INTEGRATED INTO THE PROPOSED DESIGN TO ENSURE HARMONYWITH THE EXISTING HOMES.
EXAMPLE, THE USE OF ROOF CORBELS, DOOR / WINDOW SURROUNDS, ARCHES AND COLUMNS ETC.



Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Attachment B
Project Design Plans

LANDSCAPING DESIGN

723 N. LINDEN DRIVE

BEVERLY HILLS, CA 90210



EM

Edwin Mohabir
Architects

24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4598909, edwinmohabir@gmail.com



PROJECT CONTACTS:

OWNER: STEPHEN SAMUEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

ARCHITECT: EDWIN MOHABIR
24979 CONSTITUTION AVE #1435
STEVENSON RANCH, CA 91381
EDWINMOHABIR@GMAIL.COM

LANDSCAPE DESIGNER: PAUL ROBBINS
ROBBINS GARDENS
152 NORTH IRVING BLVD
LOS ANGELES, CA 90004
310 880 0295
WWW.ROBBINSGARDENS.COM

A PROJECT FOR:

LANDSCAPING DESIGN
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

PROJECT INDEX:

- A-1.0 TITLE SHEET
- A-5.0 FENCE SITE PLAN
- A-5.1 FENCE
- A-5.2 ENLARGED FENCE ELEVATIONS
- L-1 CONCEPTUAL DESIGN
- L-2 PLANTING PLAN
- L-3 LIGHTING PLAN

CLIENT:

STEPHEN SAMUEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

PROJECT DATA

DATE 8/18/13
ARCHITECT EM
CHECKED BY EM
DRAWN BY EM
PROJECT NO. 012012
SCALE NONE

SHEET TITLE

TITLE SHEET

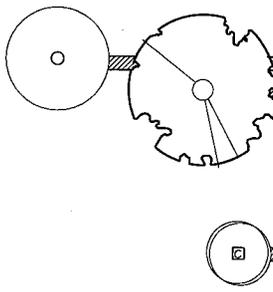
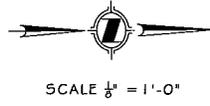
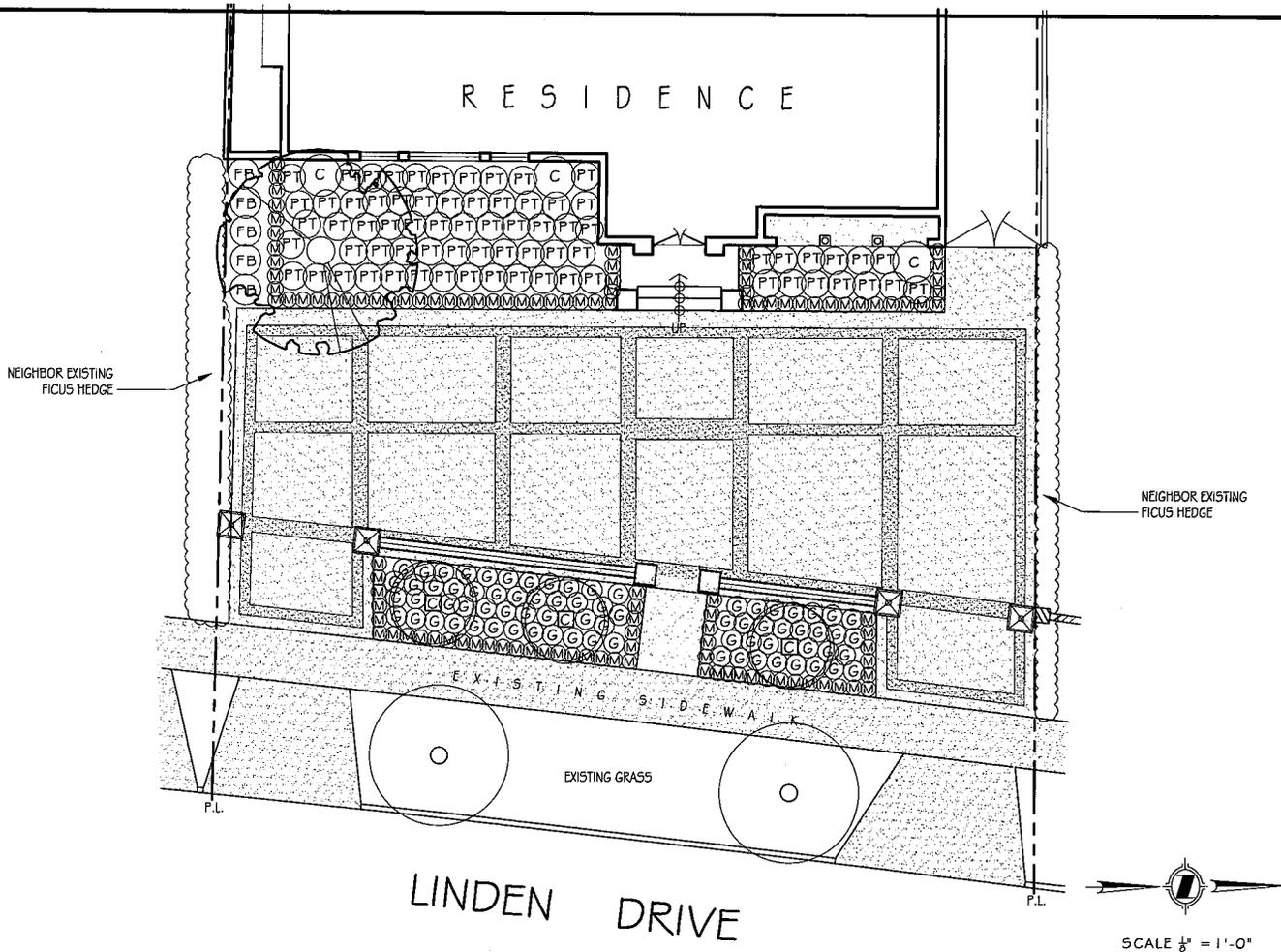
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A-1.0

PLANTING PLAN

Date: 08-19-13

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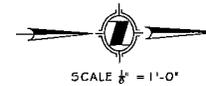
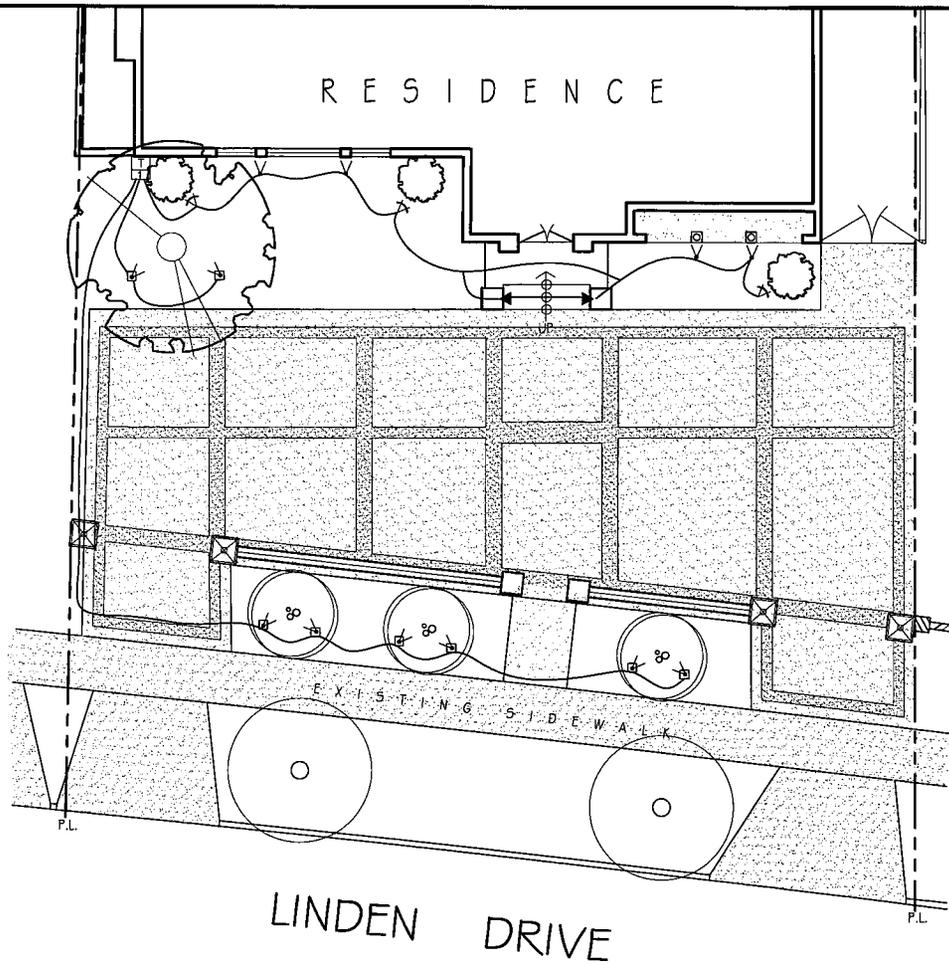


PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HEIGHT	SPREAD	SPACING O.C.
EXISTING TREES							
	OLEA EUROPAEA	OLIVE	60" BOX	1	10'-15'	15'-20'	
C	CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	48" BOX	3	15'-20'	3'-4'	
FB	FICUS NITIDA (RETUSA)	FICUS	15 GAL.	5	5'-7'	30"	2' O.C.
G	PITTIOSPORUM TENUIFOLIUM 'Golf Ball'	KOHUHU	5 GAL.	74	30"	30"	2' O.C.
	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	5 GAL.	110	18"	18"	18" O.C.
PT	PITTIOSPORUM CRASSIFOLIUM 'compactum'	KARO	15 GAL.	71	3'	3'	3' O.C.
G	CITRUS TANGELO 'SEMI DWARF'	CITRUS	36" BOX	3	5'-6'	5'-6'	

NOTES:
- ALL PLANTING AREAS TO RECEIVE 3" INCHES OF MULCH CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.
- SHRUB LAYOUT AS SHOWN ON PLAN INDICATES "SHRUB MASSES." CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADDITIONAL PLANT MATERIAL SHALL BE ADDED AS NEEDED TO MAINTAIN DESIGN INTENT.
LAYOUT/SPACING WILL EITHER BE TRIANGULAR OR LINEAR AS SHOWN ON PLAN.

LEGEND:
P.L. - PROPERTY LINE



LIGHTING LEGEND

SYM.	MODEL	PURPOSE	LAMP	QTY.	WATTS
▲	UF-1-LED-SB (FX LUMINAIRE)	WALL LIGHT	1-LED	2	2.4
↙	NP-1-LED-L5-SB (FX LUMINAIRE)	UP LIGHT	1-LED	4	2.4
↘	NP-6-LED-L5-SB (FX LUMINAIRE)	UP LIGHT	6-LED	8	13.5
⚡	NP-9-LED-L5-SB (FX LUMINAIRE)	UP LIGHT	9-LED	3	13.5
⊕	TRANSFORMER LX-300M				
—	#12 12-VOLT DIRECT BURIAL WIRE UNLESS OTHERWISE NOTED				

- LIGHTING NOTES:**
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT TO THE SATISFACTION OF THE OWNER, AND LANDSCAPE DESIGNER. ALL FIXTURES SHALL BE NIGHT FIELD TESTED.
 - EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATION, LOCAL CODE, AND U.E.C.
 - ALL FIXTURES TO BE FX LUMINAIRE UNLESS OTHERWISE SPECIFIED ON PLAN.

- LIGHTING NOTES:**
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT TO THE SATISFACTION OF THE OWNER, AND LANDSCAPE DESIGNER. ALL FIXTURES SHALL BE NIGHT FIELD TESTED.
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 - ALL FIXTURES TO BE FX LUMINAIRE UNLESS OTHERWISE SPECIFIED ON PLAN.

LED EQUIVALENT TO HALOGEN OUTPUT

LED	=	HALOGEN
1-LED	=	10 WATT
6-LED	=	35 WATT
9-LED	=	50 WATT

ROBBINS GARDENS
A GARDEN CONSULTANCY + RESOURCE COMPANY
ROBBINSGARDENS.COM

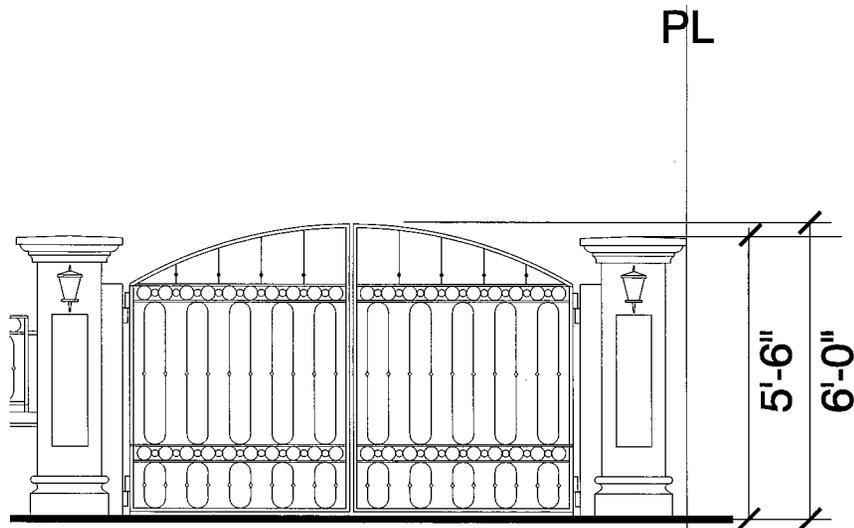
SAMUEL RESIDENCE
723 NORTH LINDEN DRIVE
BEVERLY HILLS, CA
(PL1305729)

LIGHTING PLAN

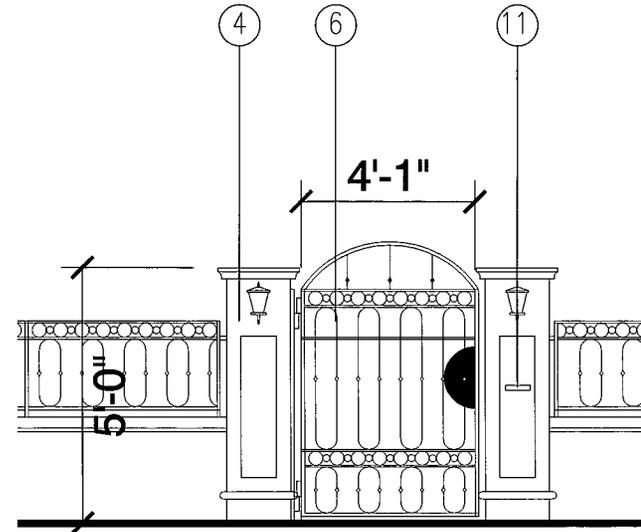
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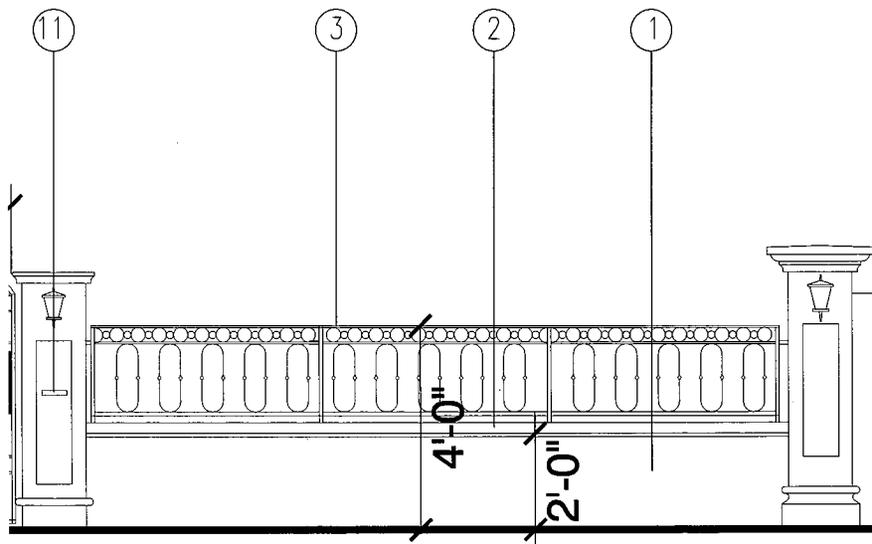
L-3



① GARAGE GATE W/ PILASTER



② ENTRY GATE W/ PILASTER



③ TYPICAL GATE W/ CEMENT BLOCK WALL

KEY NOTES

- ① 6" CONC. BLOCK WALL W/ SMOOTH CEMENT PLASTER FINISH
- ② STONE WALL CAP
- ③ DECORATIVE W.I. FENCE
- ④ 18"x18" PILASTER W/ CAP AND STONE FINISH. 30"x30" COLUMN CAP AT MAIN GATE 24"x24" AT PEDESTRIAN GATE
- ⑤ DECORATIVE W.I. ENTRY GATE WITH AUTOMATIC OPENER
- ⑥ DECORATIVE PEDESTRIAN ENTRY GATE
- ⑦ LOW LIGHT DENSITY PEDESTAL LIGHT FIXTURE.
- ⑧ POROUS CONCRETE WALK TO BUILDING ENTRY
- ⑨ EXIST. SHRUBS TO REMAIN
- ⑩ EXIST CONC DRIVEWAY TO REMAIN
- ⑪ BUILT IN MAIL BOX

EM

Edwin Mohabir Architects

24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4598809, edwinmohabir@gmail.com



A PROJECT FOR:

HOUSE REMODEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

CLIENT:

STEPHEN SAMUEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

PROJECT DATA

DATE 07-18-13
ARCHITECT EM
CHECKED BY EM
DRAWN BY EM
PROJECT NO. 012012
SCALE 1/2"=1'0"

SHEET TITLE

ENLARGED
FENCE
ELEVATIONS

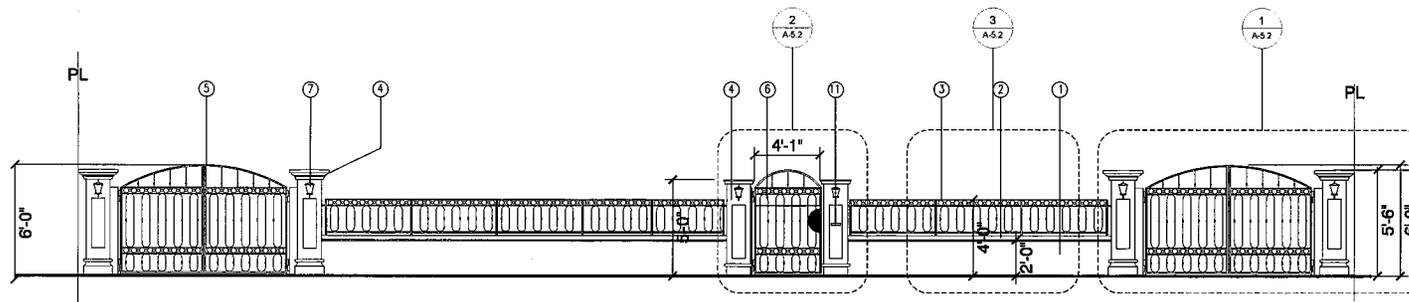
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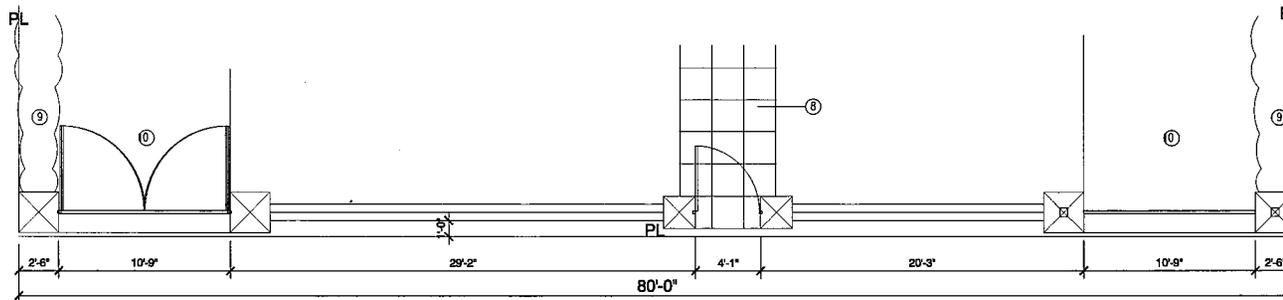
EM

Edwin Mohabir
Architects

24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4588809 , edwinmohabir@gmail.com



PROPOSED FENCE ELEVATION



PROPOSED FENCE PLAN

KEY NOTES

- ① 6" CONC. BLOCK WALL W/ SMOOTH CEMENT PLASTER FINISH
- ② STONE WALL CAP
- ③ DECORATIVE W.I. FENCE
- ④ 18"x18" PLASTER W/ CAP AND STONE FINISH. 30"x30" COLUMN CAP AT MAIN GATE 24"x24" AT PEDESTRIAN GATE
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- ⑧ POROUS CONCRETE WALK TO BUILDING ENTRY
- ⑨ EXIST. SHRUBS TO REMAIN
- ⑩ EXIST CONC DRIVEWAY TO REMAIN
- ⑪ BUILT IN MAIL BOX

A PROJECT FOR:

HOUSE REMODEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

CLIENT:

STEPHEN SAMUEL
723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

PROJECT DATA

DATE 07-18-13
ARCHITECT EM
CHECKED BY EM
DRAWN BY EM
PROJECT NO. 012012
SCALE 3/16"=1'0"

SHEET TITLE

FENCE

SHEET NO.

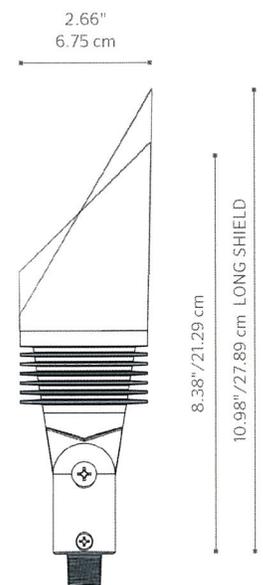
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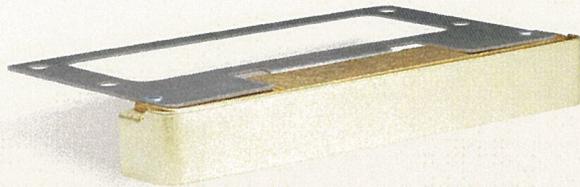


The NP is our most versatile LED up light, and is engineered to accommodate all aspects of your up lighting needs. By coupling the proper light intensity with one of the provided color filters, your designer can fine-tune the NP to beautifully enhance every landscape feature.

NP: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	52	135	279	357
CCT (Ra)	68.5	67.9	80.2	67.5

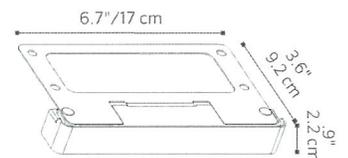




The LouverFenêtre is our LED under-the-cap hard-scape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

LF: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	77
CCT (Ra)	81.6





723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

LANDSCAPING WITH FENCE AND STREET TREES



723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

LANDSCAPING WITH FENCE



723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

LANDSCAPING IN FRONT YARD



723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

LANDSCAPING AT BUILDING



OLIVE



ITALIAN CYPRESS



FICUS



KOHUHU



MYRTLE



KARO



CITRUS

723 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

LANDSCAPE



Design Review Commission Report

455 North Rexford Drive

September 9, 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 NEW FRONT YARD LANDSCAPING IN CONJUNCTION WITH A PREVIOUSLY APPROVED FAÇADE REMODEL FOR A SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 723 NORTH LINDEN DRIVE (PL1317716).

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

Section 1. Edwin Mohabir, architect, on behalf of Stephen Samuel, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of new front yard landscaping in conjunction with a previously approved façade remodel for a single-family residence for the property located at 723 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 September 9, 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: September 9, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission