



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: Monday, September 9, 2013

Subject: **156 South Wetherly Drive (PL1317453)**

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Anthony Eckelberry

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval, as conditioned

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 French Provincial. Staff agrees with this description and has determined it is a pure architectural style. However, it is before the Design Review Commission for review due to concerns about neighborhood context (further discussed in the Design Analysis section of this report). The façade is articulated by the following architectural elements:

- Smooth stucco finish;
- Precast concrete quoins;
- Precast concrete horizontal trim;
- Wood windows;
- Painted metal gutters;
- Simulated slate roofing;
- Precast concrete pediment above entryway;
- Precast concrete at central entryway tower;
- Cast aluminum finials;
- Front yard landscaping with a fountain, two 36" Evergreen Pear Trees, and various ground coverings, and;
- A front yard wall with a solid block wall base and wrought iron details (note: the fence is currently proposed at 6'-0" and must either be reduced to a maximum 3'-0" in height to retain its existing location or be relocated within the front yard).

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 ANALYSIS

Based on a review by the City's Urban Designer, the architectural style is well-defined and articulated appropriately. However, slight modifications are recommended in material choices, and included as project-specific conditions, to further improve upon the design and create a truer sense of French Provincial architecture:

1. On the south side elevation (side street elevation), the first floor window located on the stucco nearest the rear of the single-family residence should be revised to match the size of the first floor window located on the stucco nearest the front of the single-family residence.
2. True slate should be used in place of simulated slate for all roofing materials.
3. Real stone should be used in place of pre-cast concrete for the quoins, window surrounds, central entry tower, and all other architectural elements that currently utilize pre-cast concrete.

Additionally, while the proposed design adheres to a pure architectural style, it is before the Commission due to concern regarding the bulk and mass of the single-family residence. The streetscape and neighborhood in which it is proposed consists largely of one-story residences and may be considered to be out of context with the surrounding area. Furthermore, as it is proposed on a corner property, the proposed residence may significantly alter the intersection of South Wetherly Drive and Charleville Boulevard. No project-specific conditions have been proposed regarding the context but the Commission may wish to consider these concepts during their review 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 Friday, August 30, 2013; the site was posted on Wednesday, August 21, 2013. To date staff has not received and comments in regards to the submitted project.



Design Review Commission Report

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):

French Provincial style.
 This style includes symmetry, stucco and stone materials with simplified classical ornamentation, a steep roof, and curve-headed upper dormers that break through the cornice.

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

- | | | |
|---|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input 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: 117.88' x 50.00' Lot Area (square feet): 5,897.5 s.f.
 Adjacent Streets: at the corner with Charleville

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:

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:	30'	19'	30'
Roof Plate Height:	22'	22'	22'
Floor Area:	3,859	1,850	3,852
Rear Setbacks:	26.38'	23'-4"	33'-7"
Side Setbacks:	S/E 5'-0"	S/E	S/E
	N/W 5'-0"	N/W	N/W
Parking Spaces:	2		

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: stucco, precast concrete
Texture /Finish: Santa Barbara steel trowel finish stucco, smooth precast concrete trim
Color / Transparency: creamy white stucco and oatmeal color precast concrete trim

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

Material: clad wood window frames, clear glass, precast trim
Texture /Finish: painted metal window finish, smooth precast concrete finish
Color / Transparency: dark brown window frames, clear glass

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

Material: clad wood french doors, clear glass, painted wrought iron trim at front door
Texture /Finish: dark brown painted metal finish, painted wrought iron
Color / Transparency: clear glass except for frosted glass at front door

PEDIMENTS

Material: precast concrete
Texture /Finish: smooth
Color / Transparency: oatmeal

ROOF

Material: natural slate
Texture /Finish: cleft finish
Color / Transparency: grey/black

CORBELS

Material: none
Texture /Finish:
Color / Transparency:

CHIMNEY(S)

Material: none
Texture /Finish:
Color / Transparency:

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

COLUMNS

Material: precast concrete
Texture /Finish: smooth
Color / Transparency: oatmeal

BALCONIES & RAILINGS

Material: cast aluminum
Texture /Finish: painted
Color / Transparency: black paint

TRELLIS, AWNINGS, CANOPIES

Material: none
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: painted galvanized metal
Texture /Finish: paint
Color / Transparency: to match stucco color

EXTERIOR LIGHTING

Material: wrought iron
Texture /Finish: black paint
Color / Transparency: black paint

PAVED SURFACES

Material: concrete driveway and limestone paving
Texture /Finish: broom finish concrete and smooth limestone paving
Color / Transparency: warm grey concrete driveway and beige limestone

FREESTANDING WALLS AND FENCES

Material: precast concrete facing, wrought-iron railing
Texture /Finish: smooth precast
Color / Transparency: oatmeal color precast, black painted railing

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 theme is of a home in a smaller town in the South of France. The style of landscaping and choice of plant material is very similar to what would be found in the warmer parts of France and works well in our dry Mediterranean climate.

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.

All detailing of the residence relates to the French Provincial style in an authentic way.

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 low plate height and steep roofs of the French Provincial style serve to minimize bulk and relate to the English cottage style houses next door and across Charleville. The landscaping fits with the style of the home and with our climate.

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

The neighborhood will be enhanced by a new two-story residence with an understated, authentic look.

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 development is oriented towards the backyard and towards Charleville to the South, thereby maximizing privacy for the adjacent house to the North.

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 building takes up less of the property than the current residence, with an increase in the backyard setback. The choice of the French Provincial style for the residence helps the home blend in better with the neighboring house to the North and the house across the street with similarly-sloped roofs. The style also fits in with the many Spanish-style residences in the area.



Design Review Commission Report

455 North Rexford Drive

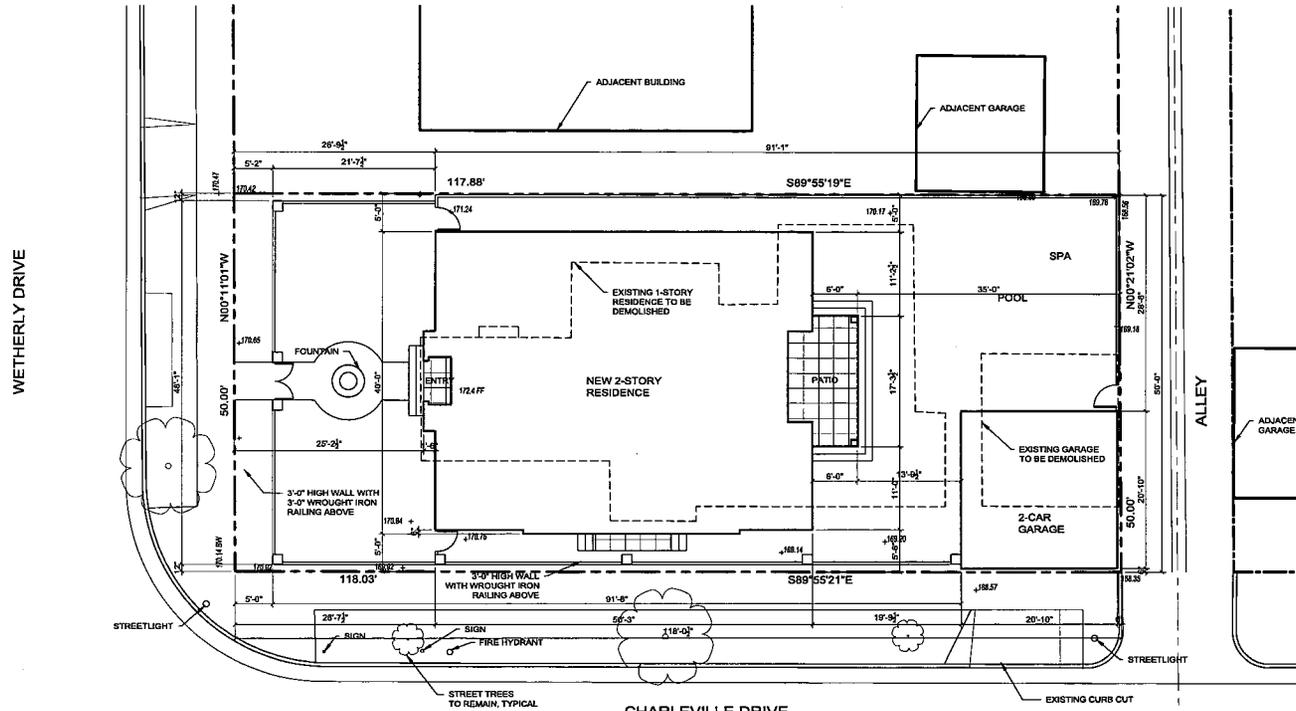
September 9, 2013

Attachment B

Project Design Plans

156 S. WETHERLY DRIVE BEVERLY HILLS, CA

ARCHITECTURAL DESIGN
STUDIO, INC.
ANTHONY ECKELBERRY, ARCHITECT
4535 GAINSBOROUGH AVENUE
LOS ANGELES, CA 90027
TEL: 323.661.0895
FAX: 323.661.1493
ANTHONY@ECKELBERRY.BIZ



SITE PLAN

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



PROJECT DATA:

LOT AREA: 5,897.5 S.F.
FLOOR AREA PER ZONING CODE:
ALLOWABLE AREA:
(5,897.5 X 40%) + 1,500 = 3,859 S.F.
FIRST FLOOR 1,922 S.F.
SECOND FLOOR 1,937 S.F.
TOTAL 3,859 S.F.
400 S.F. 2-CAR GARAGE
FLOOR AREA PER BUILDING CODE:
FIRST FLOOR 1,853 S.F.
SECOND FLOOR 1,821 S.F.
TOTAL 3,774 S.F.

INDEX TO DRAWINGS

A0.1 SITE PLAN
A0.2 SURVEY
A1.1 FIRST FLOOR PLAN
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A1.3 ROOF PLAN AND
DOOR & WINDOW SCHEDULES
A1.4 FIRST FLOOR AREA BLOCKING STUDY
A1.5 SECOND FLOOR AREA BLOCKING STUDY
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A2.3 SITE WALL ELEVATIONS
A2.4 COLORED ELEVATIONS
A3.1 BUILDING SECTION
A3.2 BUILDING SECTION
A4.1 WALL DETAILS

STREET PANORAMA WITH TREES
STREET PANORAMA WITHOUT TREES
RENDERING

L-1.01 LANDSCAPE PLAN
L-1.02 PLANTING DETAILS AND NOTES
L-1.03 IRRIGATION PLAN
L-1.04 IRRIGATION DETAILS

REGISTRATION



PROJECT

WEI CAI RESIDENCE
156 S. WETHERLY DRIVE
BEVERLY HILLS, CA 90210

MARK DATE DESCRIPTION

PROJECT NO: 1304

CAD FILE:

DRAWN BY:

CHKD BY:

DATE: 8-15-2013

SHEET TITLE

SITE PLAN

A0.1

ARCHITECTURAL DESIGN
STUDIO, INC.
ANTHONY ECKELBERRY, ARCHITECT
4535 GAINSBOROUGH AVENUE
LOS ANGELES, CA 90027
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FAX: 323.661.1493
ANTHONY@ECKELBERRY.BIZ

REGISTRATION



PROJECT

WEI CAI RESIDENCE
156 S. WETHERLY DRIVE
BEVERLY HILLS, CA 90210

DATE: 8-15-2013

PROJECT NO: 1304

CDW DWF: FAC

DRAWN BY:

CHKD BY:

DATE: 8-15-2013

SHEET TITLE

ROOF PLAN
DOOR AND WINDOW
SCHEDULES

A1.3

WINDOW SCHEDULE

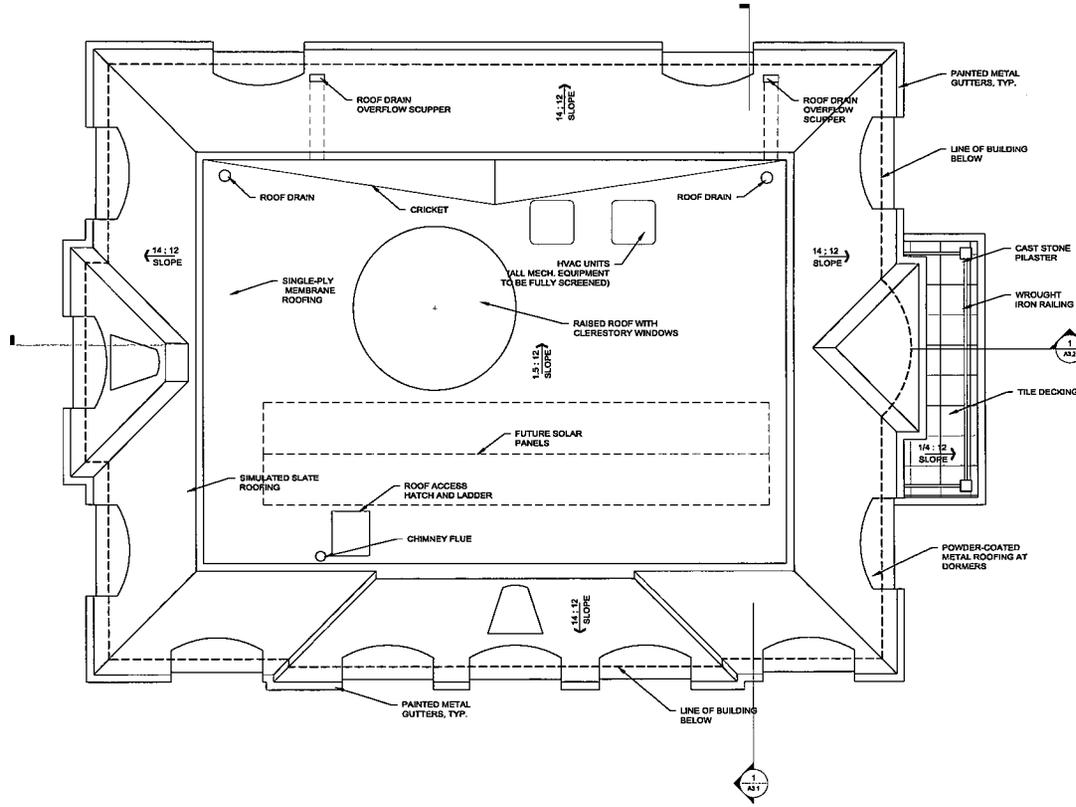
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	REMARKS
W101	48"	78"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	-ARCHED TOP
W102	48"	78"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	ARCHED TOP
W103	48"	8"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	ARCHED TOP
W104	38"	58"	FRENCH CASEMENT	CLAD WOOD & GLASS	-
W105	38"	58"	FRENCH CASEMENT	CLAD WOOD & GLASS	-
W106	48"	58"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	ARCHED TOP
W107	48"	58"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	ARCHED TOP
W108	80"	4'0"	FRENCH CASEMENT	CLAD WOOD GLASS	-ARCHED TOP
W109	26"	4'0"	CASEMENT	CLAD WOOD GLASS	-
W110	26"	4'0"	CASEMENT	CLAD WOOD GLASS	-
W111	26"	4'0"	CASEMENT	CLAD WOOD GLASS	-
W112	30"	50"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W113	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W114	38"	60"	FRENCH CASEMENT	CLAD WOOD TEMP. GLASS	ARCHED TOP 84" HEADER HEIGHT
W115	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W116	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W117	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W118	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W119	38"	60"	FRENCH CASEMENT	CLAD WOOD GLASS	ARCHED TOP 84" HEADER HEIGHT
W120	38"	60"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W121	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W122	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W123	18"	48"	CASEMENT	CLAD WOOD TEMP. GLASS	68" HEADER HEIGHT
W124	18"	48"	CASEMENT	CLAD WOOD TEMP. GLASS	68" HEADER HEIGHT
W125	18"	48"	CASEMENT	CLAD WOOD TEMP. GLASS	68" HEADER HEIGHT
W126	18"	48"	CASEMENT	CLAD WOOD TEMP. GLASS	68" HEADER HEIGHT
W127	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W128	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-
W129	20"	40"	CASEMENT	CLAD WOOD TEMP. GLASS	-
W130	38"	40"	CASEMENT	CLAD WOOD TEMP. GLASS	-
W131	38"	58"	FRENCH CASEMENT	CLAD WOOD GLASS	-

* WINDOWS TO BE CLAD WOOD KOLBE ULTRA SERIES WITH PERFORMANCE DIVIDED LITES.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	REMARKS
D101	38"	80"	WOOD TEMP. GLASS	ARCHED TOP CUSTOM WOOD DOOR
D102	40"	80"	CLAD WOOD/ TEMP. GLASS	KOLBE CLASSIC SERIES
D103	80"	80"	CLAD WOOD/ TEMP. GLASS	KOLBE CLASSIC SERIES 64" PAIR DOORS, 1" SIDELITES
D104	26"	68"	CLAD WOOD/ TEMP. GLASS	KOLBE CLASSIC SERIES

* FRENCH DOORS TO BE CLAD WOOD KOLBE CLASSIC SERIES WITH PERFORMANCE DIVIDED LITES.



ROOF PLAN

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



ARCHITECTURAL DESIGN
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REGISTRATION



PROJECT

WEI CAI RESIDENCE
156 S. WETHERLY DRIVE
BEVERLY HILLS, CA 90210

WORKS PLANNING DEPARTMENT SUBMITTAL

MARK DATE DESCRIPTION

PROJECT NO. 1304

CAD FILE

DRAWN BY:

CHK BY:

DATE: 8-15-2013

SHEET TITLE

EXTERIOR ELEVATIONS

A2.1



WEST FRONT ELEVATION

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



SOUTH SIDE ELEVATION

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



156 S. Wetherly Drive, Beverly Hills
Panorama with landscaping



156 S. Wetherly Drive, Beverly Hills
Rendering

REGISTRATION

PROJECT

Wei Cai Residence
156 South Wetherly
Beverly Hills, California 90210

**BLACK
ROCK
DESIGN** Landscape Design
3276 Breaker Drive
Van Nuys, California 91411
Tel 310.259.7845
Fax 805-644-15

MARK DATE DESCRIPTION

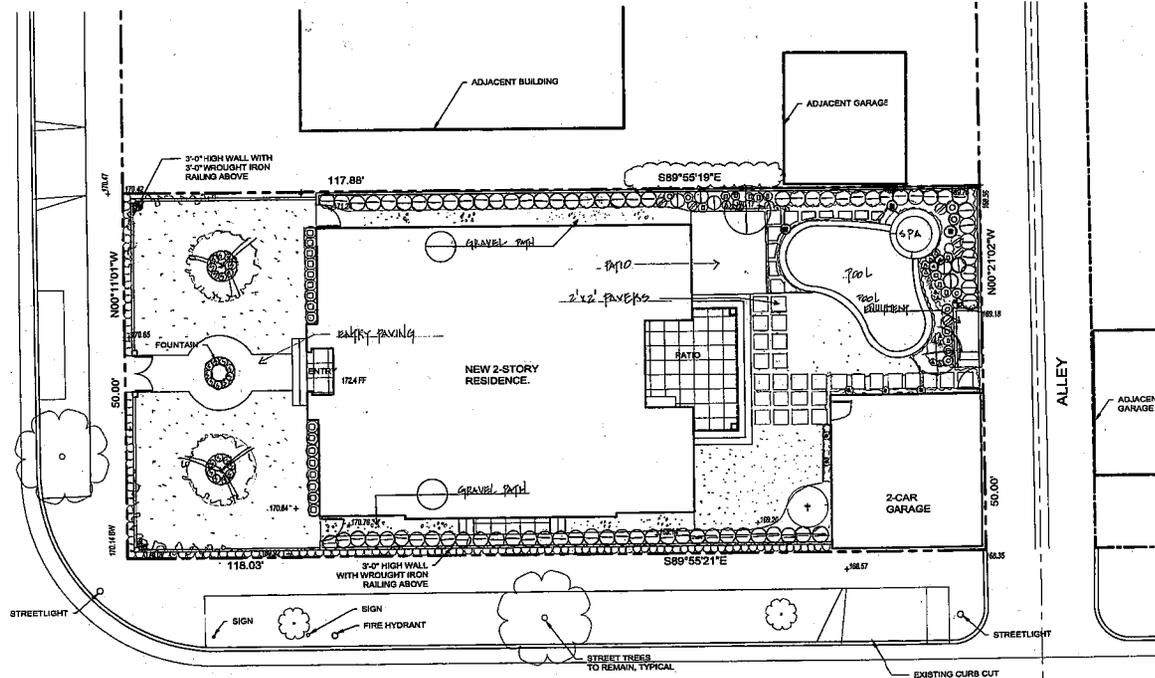
PROJECT NO: 1304

DATE: 7-3-2013

LANDSCAPE PLAN

L-1.01

SYMBOL	COMMON/BOTANICAL NAME	QUANTITY	SIZE	REMARKS
TREES:				
+	Pyrus kawakami / Evergreen Pear	2	36" box	Standard
+	Cercis occidentalis / Western Redbud	2	24" box	Multi-Trunked
+	Citrus Meyer / Lemon Tree	1	24" box	Standard
+	Cupressus s. Monshel 'Tiny Tower' / Dwarf Italian Cypress	6	24" box	Columnar
+	Ficus nidea 'Green Gem' / Columnar hedge	38	24" box	Columnar
+	Ficus nidea 'Green Gem' / Columnar hedge	9	36" box	Columnar
SHRUBS:				
⊙	Olea Little Olive / Dwarf Olive	30	5 Gal.	
⊙	Philadelphus tenuiflorus 'Silver Sheen'	7	15 Gal.	5' tall min.
⊙	Phormium cookianum 'Creamy Delight' / New Zealand Flax	3	5 Gal.	Full
⊙	Buxus x 'Green Gem' / Dwarf Boxwood	133	1 Gal.	Full
⊙	Budding davidii non-toxic 'Mango/Monum/Monita'	5	5 Gal.	Full
⊙	Lavandula angustifolia 'Superior' / Lavender	25	5 Gal.	Full
⊙	Echinacea purpurea 'White Swan' / Coneflower	9	1 Gal.	Full
⊙	Echinacea 'Meadow Brte' / Coneflower	9	1 Gal.	Full
VINES:				
⊙	Wisteria chinensis / Lavender Wisteria	3	15 Gal.	Staked
⊙	Trochodendron jasmimoides / Star Jasmine	5	5 Gal.	Staked
GROUND COVER:				
⊙	Poa annua / Blue Star Creeper	15	Flats	4" o.c. Tri-spaced Contractor to verify SF.



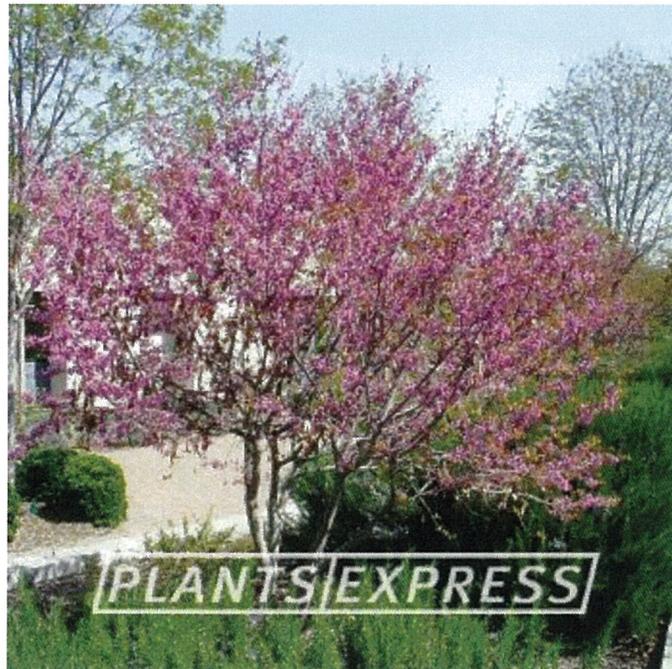
CHARLEVILLE DRIVE

LANDSCAPE PLAN

SCALE 1/8"=1'-0"



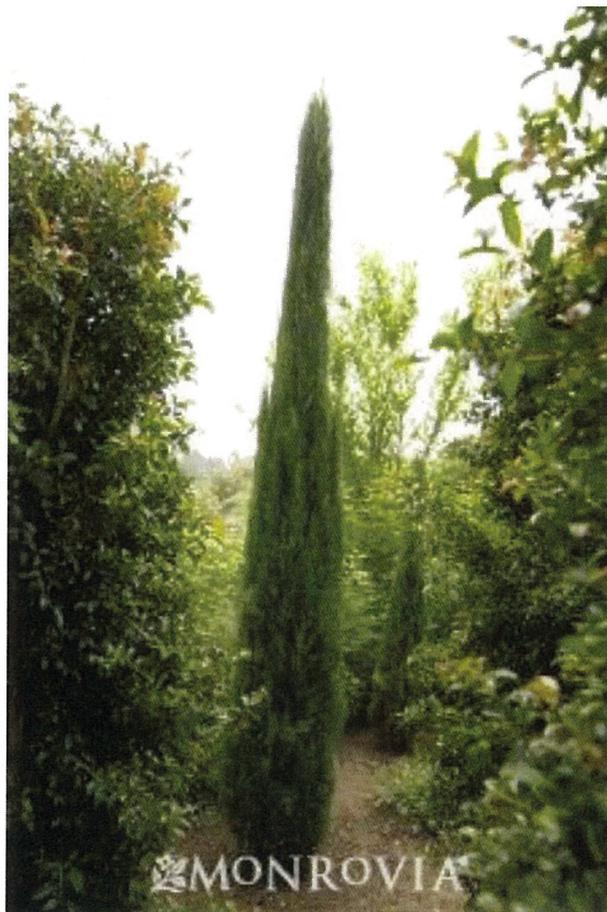
Pyrus kawakamii Flowering Pear for Front yard



Cercis occidentalis / Western Redbud



Citrus 'Meyer Lemon'



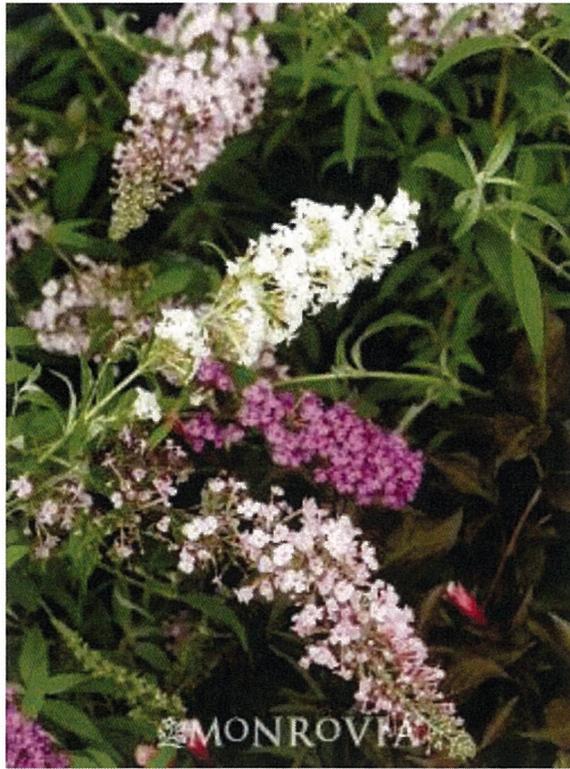
Cupressus sempervirens Monshel "Tiny Tower" / Dwarf Italian Cypress



Pittosporum tenuifolium 'Silver Sheen'



Ficus nitida 'Green Gem'



Buddleja davidii nanhoensis 'Monyo' 'Monum' 'Monite'/Butterfly Bush



Olea 'Little Ollie' / Dwarf Olive



Lavadula angustifolia "Superior" Dwarf Lavander



Buxus x Green Gem / Dwarf Boxwood



Echinacea "Meadow Bright" / Coneflower



Echinacea purpurea 'White Swan' / Coneflower



Wisteria chinensis / Chinese Wisteria



Trachelospermum jasminoides/ Star Jasmine Espaliered



Pratia pedunculata / Blue Star Creeper



Sod / Marathon II





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 A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 156 SOUTH WETHERLY DRIVE (PL1317453).

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

Section 1. Anthony Eckelberry, architect, on behalf of Wei Cai, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of new two-story single-family residence for the property located at 156 South Wetherly 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. On the south side elevation (side street elevation), the first floor window located on the stucco façade located nearest the rear of the single-family residence shall be revised to match the size of the first floor window located on the stucco façade located nearest the front of the single-family residence.
2. True slate, as opposed to any type of simulated slate, shall be utilized for all roofing materials.
3. Real stone, as opposed to any type of pre-cast concrete, shall be utilized for the quoins, window surrounds, central entry tower, and other related architectural elements.

Standard Conditions

4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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.

10. **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.

11. **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.
12. **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.
13. **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