



Design Review Commission Report

Meeting Date: Thursday, November 7, 2013
(Continued from Monday, September 9, 2013)

Subject: **724 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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Michael Zarabi

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 for the construction of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on September 9, 2013 (Attachment A). At that meeting, the Commission felt the design warranted further re view and directed for the applicant to restudy the project. The comments related primarily to bulk and mass (specifically, the ratio of windows/doors to façade wall area), internal compatibility and proportionality of the proposed French elements, landscape details, and a more coherent articulation of the French style.

As a result of the Commission's comments, the applicant has modified the design of single-family residence with the following changes:

- Reduction in size of windows and doors on ground and second floors;
- Addition of dormer windows at mansard roof;
- Addition of glass canopy above entryway;
- Removal of wrought iron details at primary front entry door;
- Consistent size of quoins at façade edges and entryway;
- Reconfigured central entryway element;
- Redesigned chimney caps;
- Configuration in location and sizing of exterior light fixtures;
- Removal of two fountains in front yard (one remains), and;
- Clarified details on the landscape plan.

Attachment(s):

- A. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. 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

November 7, 2013

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, while the project's design has been generally improved and provides a more coherent articulation of the proposed style, there is concern about the appropriateness, specifically related to scale, of the proposed glass canopy at the entryway.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

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



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment A

September 9, 2013 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, September 9, 2013

Subject: 724 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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Michael Zarabi

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and direct the project to be returned to a future meeting.

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 French; 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 in "Southern Moss";
- Clay roof slate in "Lincoln Green";
- Precast concrete for moldings and quoins;
- Wrought iron detailing at balconies;
- Copper gutters;
- Aluminum clad wood windows and doors;
- Solid wood entry door with wrought iron detailing, and;
- Stainless steel exterior light fixtures in "Corinthian Bronze".

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, a number of design elements have been identified as needing to be further refined to ensure the French aesthetic is better articulated:

1. In general, the spacing between the façade openings and the quoins is not substantial enough and creates a diminished look as the ratio between glass and wall is not adequate. Additionally, the openings are off center on the walls and should be placed centrally within the space.
2. The quoins are inconsistent between the entryway and the sides of the elevation. The side quoins should be made thicker to provide more "weight" to the sides.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

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

3. The first floor opening to the right of the entryway is too large for the space and should be reduced in size. The applicant may wish to consider matching the size to the opening above it on the second floor.
4. The central tower element should not break the primary roof ridge of the single-family residence. The height of this element should be reduced so that the top is lower than the primary ridge and the horizontal pediment lines up with the window sills on the left side of the element.
5. The two façade-mounted exterior lights to the left of the entryway should be removed and the lights at the entryway should be lowered in height by 1'-0" to maintain a human scale.

As such, it is recommended that the Design Review Commission consider the design concerns and direct the project to be returned to a future meeting so the design aesthetic and details can be redesigned.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, August 30, 2013; the site was posted on Tuesday, September 3, 2013. To date staff has not received and comments in regards to the submitted project.

ZARABI RESIDENCE

724 N. CAMDEN DR. BEVERLY HILLS, CA. 90210
PROPOSED NEW CONSTRUCTION OF A 2-STORY SFD w/ HABITABLE BASEMENT



By: HAFCO & ASSOCIATES



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

- KEYED NOTES**
- 1 - ROOF**
 - 1.1 Clay Roof Slate
 - Duralee Slaney Slate 700 by United States Tile Company (ESR-1017)
 - Color: Lincoln Green
 - 2 - FINISHES**
 - 2.1 Exterior Wall
 - Smooth Stucco finish by LaHabra Company
 - Color: Southern Moss
 - 3 - PRECAST CONCRETE**
 - 3.1 Precast Concrete Molding by Pacific Stone Design, Inc. Color: Venito #16
 - 4 - MASONRY**
 - 4.1 Block Wall w/ Stucco to match the house
 - 4.2 Retaining Wall
 - 5 - METAL**
 - 5.1 Wrought Iron Rolling by Heston's Ironworks Color: Satin Black
 - 5.2 Copper Gutter
 - 6 - WOOD**
 - 6.1 Wood Windows and Doors w/ Aluminum Cladding by Southeast WSD Color: White
 - 6.2 Main Entry Door
 - Solid Wood Frame with Wrought Iron Decorations (custom made)
 - 7 - GLASS**
 - 7.1 Insulated Glass (TEMPERED) Color/Shade: Clear Glass
 - 8 - OTHERS**
 - 8.1 Exterior Lighting by Felts

NOTES:

A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE RISE 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"

Copyright by HAFCO & Associates, Architects. All rights reserved. No part of this document may be reproduced, used, or disseminated in any form or by any means without the written permission of HAFCO & Associates.

HAFCO HAROUNI-HAFCO
 ARCHITECTS
 CONSULTING ARCHITECTS & ENGINEERS
 TEL: (323) 651-4888, FAX: (323) 652-8418

NO.	DATE	DESCRIPTION	DRAWN BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT TITLE: FRONT & RIGHT SIDE ELEVATIONS
 JOB TITLE: ZARABI RESIDENCE
 DRAWN BY: MMF, J.L.
 JOB ADDRESS: 724 N. CAMDEN DR., BEVERLY HILLS, CA 90210
 JOB NUMBER: MICHAEL ZARABI

SHEET NUMBER
A-5.0

EXISTING STREETSCAPE



726 N. Camden Dr., Beverly Hills, CA 90210

724 N. Camden Dr., Beverly Hills, CA 90210

722 N. Camden Dr., Beverly Hills, CA 90210

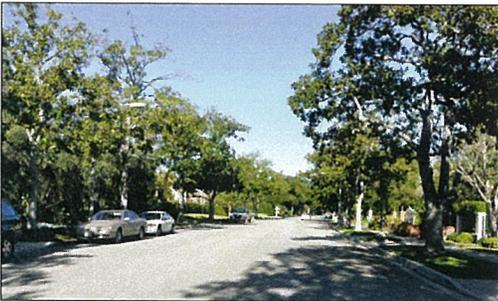
PROPOSED STREETSCAPE



726 N. Camden Dr., Beverly Hills, CA 90210

724 N. Camden Dr., Beverly Hills, CA 90210

722 N. Camden Dr., Beverly Hills, CA 90210



VIEW TOWARDS NORTH



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS SOUTH

STREETSCAPE PHOTO MONTAGE

Copyright by Hafco & Associates, Architects. All rights reserved. No part of this document may be reproduced, used, or disclosed to any person or company for any purpose without the written permission of Hafco & Associates.

HAFCO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 851-0888, FAX: (323) 855-8418

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1				
2				
3				
4				

DATE: MAY, 2013
SCALE: NTS
DRAWING TITLE: STREETSCAPE PHOTO MONTAGE
JOB TITLE: ZARABI RESIDENCE
JOB ADDRESS: 724 N. CAMDEN DR., BEVERLY HILLS, CA 90210
DRAWN BY: J.H.
JOB NUMBER: OWNER/DEVELOPER

SHEET NUMBER

A-7.1

SCALE: NTS





Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment B

Applicant's Written Response
to Commission's Comments

Hafco & Associates

ARCHITECTURE DEVELOPMENT

6334 WILSHIRE BOULEVARD
LOS ANGELES, CA 90048
Tel. (323) 651-0909
Fax (323) 655-8418

October 22, 2013

City of Beverly Hills
Planning Department
Design Review Commission

Project: **724 N. Camden Drive, Beverly Hills, CA**

RESPONSE TO COMMENTS:

We have decided to re-study and redesign our façade taking into consideration all comments made by the board members and the planning staff. The design influence is French Baroque.

We have done the following to address the comments:

- Comment:** Spacing between the façade and the openings creates a diminished look.
Response: The size of the doors and windows have been minimized to achieve balance and proportion between the walls and the fenestrations.
- Comment:** Quoins on either side of the house are inconsistent with the quoins on the main entry way.
Response: The quoins have been designed to have the same width now as the quoins in the entry way.
- Comment:** Size of opening of door to the right of entry way too large. Staff suggested to make the opening the same as the window on the 2nd floor.
Response: The size has been reduced as suggested.
- Comment:** The central element should not break the primary roof ridge of the house. The line of the pediments should align, etc.
Response: The central element has been redesigned considering the comments made. The lines of all the precast elements are now aligned giving it a simpler look.
- Comment:** The lighting fixtures on the left of the entry way should be removed and the lighting fixtures at the entry way is too high.

Response: The lighting fixtures to the left of the entry way has been removed and the lighting fixture at the entry way has been lowered to achieve a more “human scale.”

Comments made by the board members regarding the façade such as:

- a. Too many glass doors leave very little stucco left. Doors is the overpowering theme looking at the facade.
- b. Too many fenestrations – a lot going on in the façade;
- c. All elements are big and large; no hierarchy; no sense of proportion;
- d. Recessed doors on the 2nd floor not typical of French design; etc.

The above comments are all considered with the new design of the façade.

LANDSCAPING COMMENTS:

Note: Our landscape architect will be present during the meeting.

1. **Comment:** Are there any trees to be removed and trees to remain for privacy purposes?
Response: Please see sheet L1.3C for trees to be removed and retained.
2. **Comment:** Need detailed tree sizes on the landscape plans.
Response: Please see Sheet L1.1C.
3. **Comment:** A lot going on in the front yard. Consider removing the fountain.
Response: There were originally three fountains in front. We have removed two and only one remains.
4. **Comment:** Not enough trees in the south side for privacy issue.
Response: Privacy need not be an issue since the neighbor has big trees on his property on this side. The setback of our building too on this side is more than the required 10' setback.



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

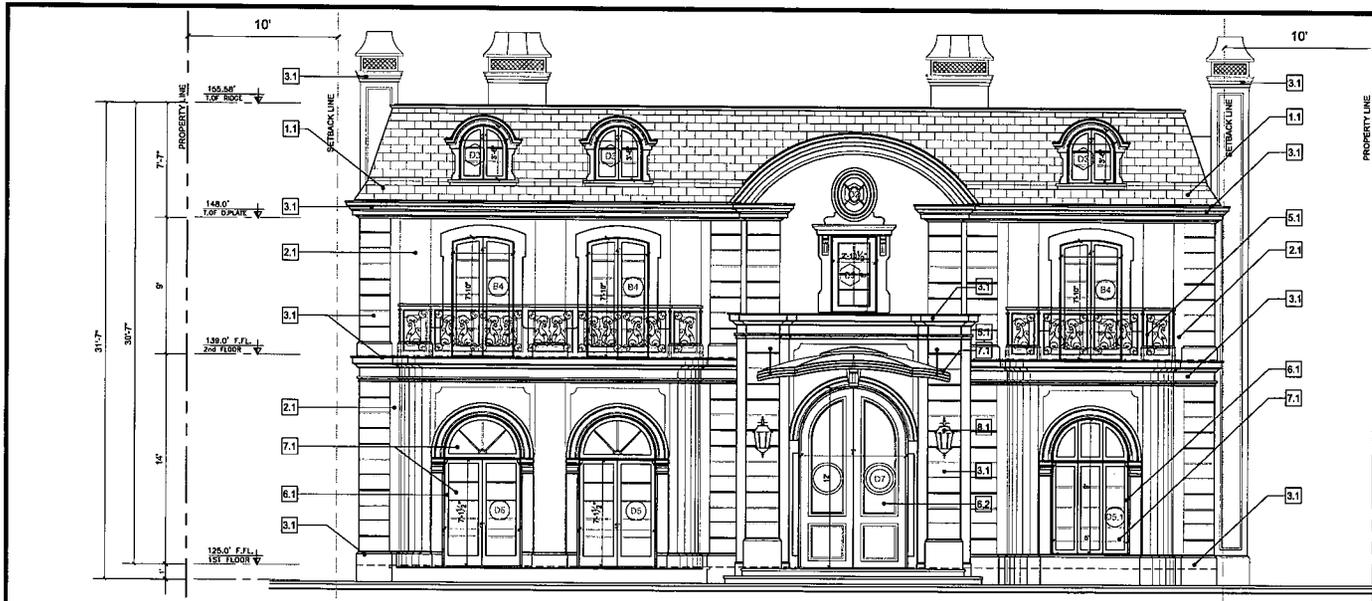
Attachment C
Project Design Plans

ZARABI RESIDENCE

724 N. CAMDEN DR. BEVERLY HILLS, CA. 90210
PROPOSED NEW CONSTRUCTION OF A 2-STORY SFD w/ HABITABLE BASEMENT



By: HAFCO & ASSOCIATES



KEYED NOTES

1 - ROOF	5 - METAL
1.1 Clay Roof Slate	5.1 Wrought Iron
1.1.1 Dumble Bakery Slate 700	by Morisco's Ironworks
by United States Tile	Color: Satin Black
Company (ESR-1017)	5.2 Copper Gutter
Color: Stone Mountain Blend	
1/2" Gray	
2 - FINISHES	6 - WOOD
2.1 Exterior Wall	6.1 Wood Windows and Doors
2.1.1 Smooth Stucco finish	w/ Aluminum Cladding
by Lullstons Company	by Southern Wdg.
Color: X-524 Alamo	Color: Dark Chocolate
3 - PRECAST CONCRETE	6.2 Main Entry Door
3.1 Precast Concrete Molding	Solid Wood
by Pacific Stone Design, Inc.	(Custom made)
Color: (to match wall color	Color: Dark Stain
> X-524 Alamo)	
4 - MASONRY	7 - GLASS
4.1 Block Wall w/ Stucco to	7.1 Insulated Glass (TEMPERED)
match the house	Color/SHade: Clear Glass
4.2 Retaining Wall	8 - OTHERS
	8.1 Exterior Lighting
	by Fets

NOTES:

A. KEY NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-CLEARANCE PAINT FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.

Copyright by Nelson & Associates, Architects. All rights reserved. No part of this document may be reproduced, stored, or disclosed to any person or company for any purpose without the written permission of Nelson & Associates.

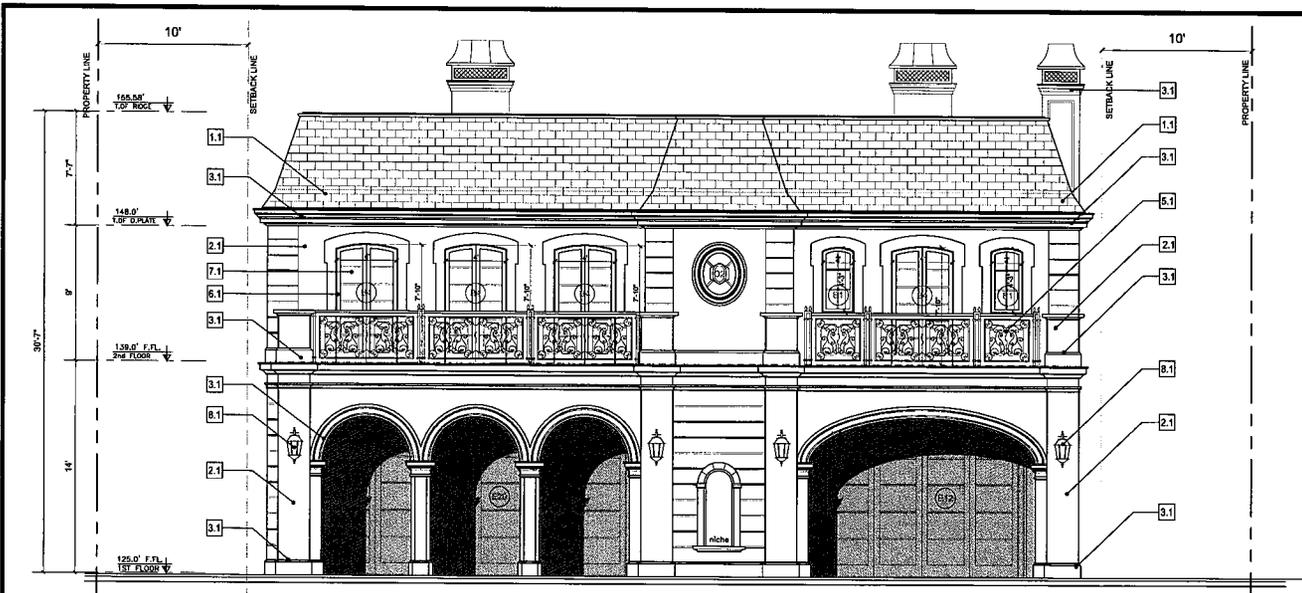
HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (923) 851-0899, FAX: (923) 855-4418

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



RIGHT SIDE ELEVATION SCALE: 1/8"=1'-0"

DATE	DRAWING TITLE	DATE	DESCRIPTION	BY	CHKD
OCT. 1, 2013	FRONT & RIGHT SIDE ELEVATIONS				
SCALE AS NOTED	JOB TITLE				
DRAWN BY	ZARABI RESIDENCE				
MM, JL, GD	JOB ADDRESS				
JOB NUMBER	724 N. CAMDEN DR., BEVERLY HILLS, CA 90210				
	OWNER / DEVELOPER				
	MICHAEL ZARABI				
SHEET NUMBER					
A-5.0					



- KEYED NOTES**
- 1 - ROOF**
 - 1.1 Clay Roof Slate
 - 1.1.1 Durable Stony Slate 700 by United States Tile Company (ISR-1017) Color: Stone Mountain Blend / Gray
 - 2 - FINISHES**
 - 2.1 Exterior Wall
 - 2.1.1 Smooth Stucco finish by Lalobaca Company Color: X-424 Alamo
 - 3 - PRECAST CONCRETE**
 - 3.1 Precast Concrete Molding by Pacific Stone Design, Inc. Color: (to match wall color - X-424 Alamo)
 - 4 - MASONRY**
 - 4.1 Brick Wall w/ Stucco to match the house
 - 4.2 Retaining Wall
 - 5 - METAL**
 - 5.1 Wrought Iron by Harbors Ironworks Color: Sofa Block
 - 5.2 Copper Gutter
 - 6 - WOOD**
 - 6.1 Wood Windows and Doors w/ Aluminum Cladding by Southland W&B Color: Dark Chocolate
 - 6.2 Main Entry Door - Solid Wood (Custom made) Color: Dark Brown
 - 7 - GLASS**
 - 7.1 Insulated Glass (TEMPERED) Color/Shape: Clear Glass
 - 8 - OTHERS**
 - 8.1 Exterior Lighting by Fets

NOTES:

A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOOR.

REAR ELEVATION

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



LEFT SIDE ELEVATION

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

Copyright by Harbo & Associates, Architects. All rights reserved. No part of this document may be reproduced, used, or disclosed to any person or company for any purpose without the written permission of Harbo & Associates.

HARBO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS

1400 S. GARDEN ST. SUITE 100
COSTA MESA, CA 92626
TEL: (714) 851-4888 FAX: (714) 855-5418

NO.	DATE	DESCRIPTION	BY	CHKD
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

DRAWING TITLE	REAR & LEFT SIDE ELEVATIONS
DATE	OCT., 2013
SCALE	AS NOTED
JOB TITLE	ZARABI RESIDENCE
JOB ADDRESS	724 N. CAMDEN DR., BEVERLY HILLS, CA 90210
DRAWN BY	MM; JL; GD
CHECKED (PROJECT DRGR)	MICHAEL ZARABI
JOB NUMBER	
SHEET NUMBER	A-5.1



① Exterior Lighting
by: Feiss
(see: detail sheet A-8.2)



② Window Surround Molding
(Precast Moldings -
see: detail sheet A-8.1)



③ Slate Roof Finish
-Duralite Saxony Slate 700
by: United States Tile
Company (ESR-1017)
Color: **Stone Mountain Blend**



④ Wrought Iron Railing
by Marissa's Ironworks
Color: **Satin Black**



⑤ French Doors & Windows
- Exterior by Southland W&D
(see: detail sheet A-8.3 to A-8.5)



⑥ Main Entrance Door
- Solid Wood with Panels
(Custom Made)



⑦ Main Entry Canopy
(Custom Made/ Wrought Iron
& Tempered Glass)

CUTSHEETS & DESIGN IDEAS

Copyright by Hafco & Associates, Architects. All rights reserved. No part of this document may be reproduced, stored, or disclosed to any person or company for any purpose without the written permission of Hafco & Associates.

HAFECO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 651-6889, FAX: (323) 654-4416

NO.	DATE	DESCRIPTION	DRAWN	CHECKED

DRAWING TITLE
CUTSHEETS & DESIGN IDEAS

JOB TITLE
ZARABI RESIDENCE

JOB ADDRESS
724 N. CAMDEN DR., BEVERLY HILLS, CA 90210

OWNER / DEVELOPER
MICHAEL ZARABI

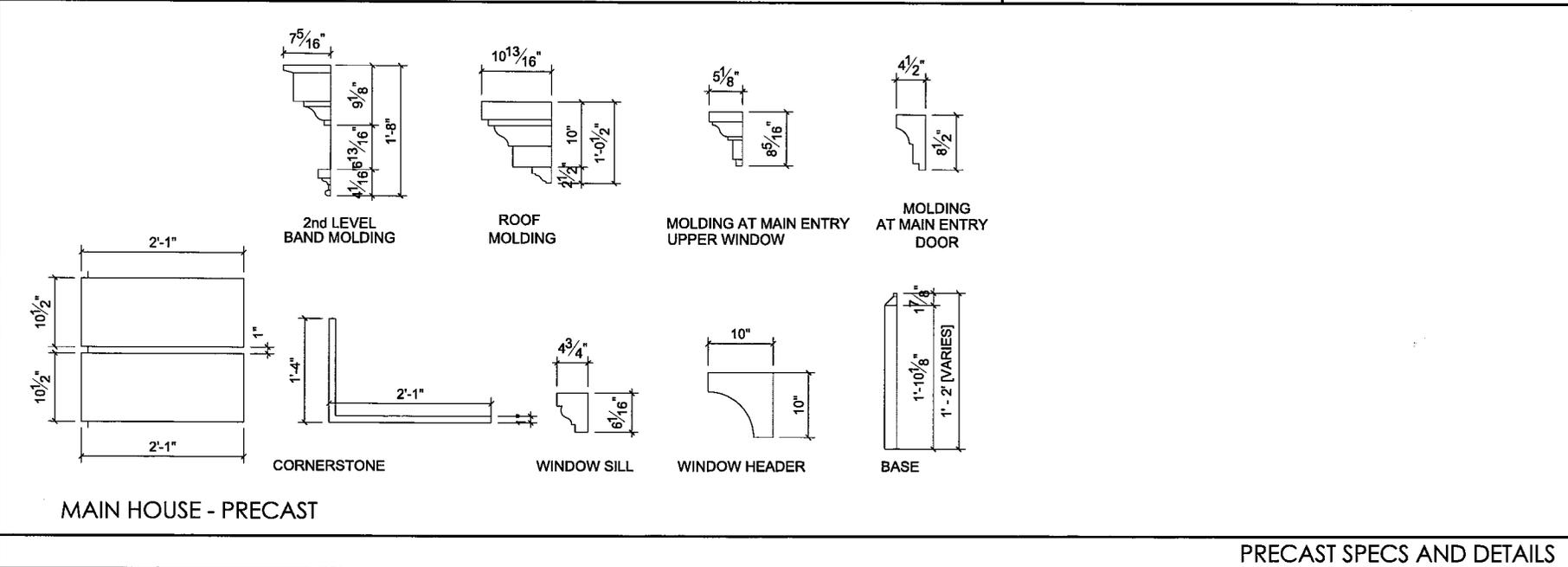
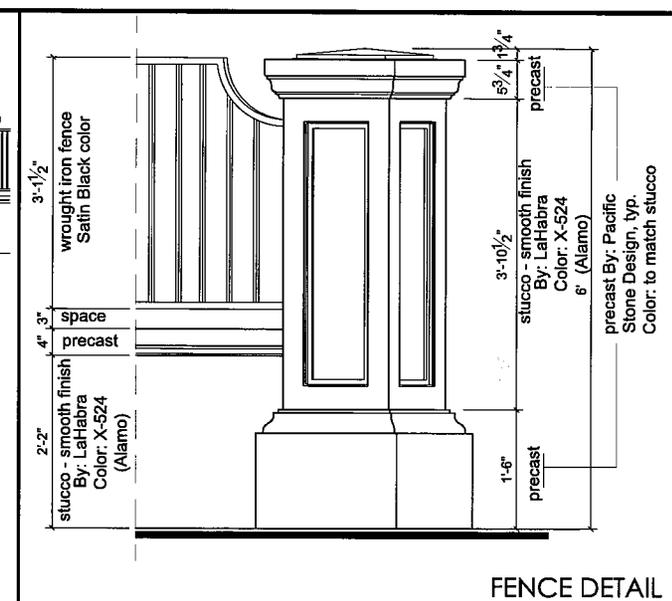
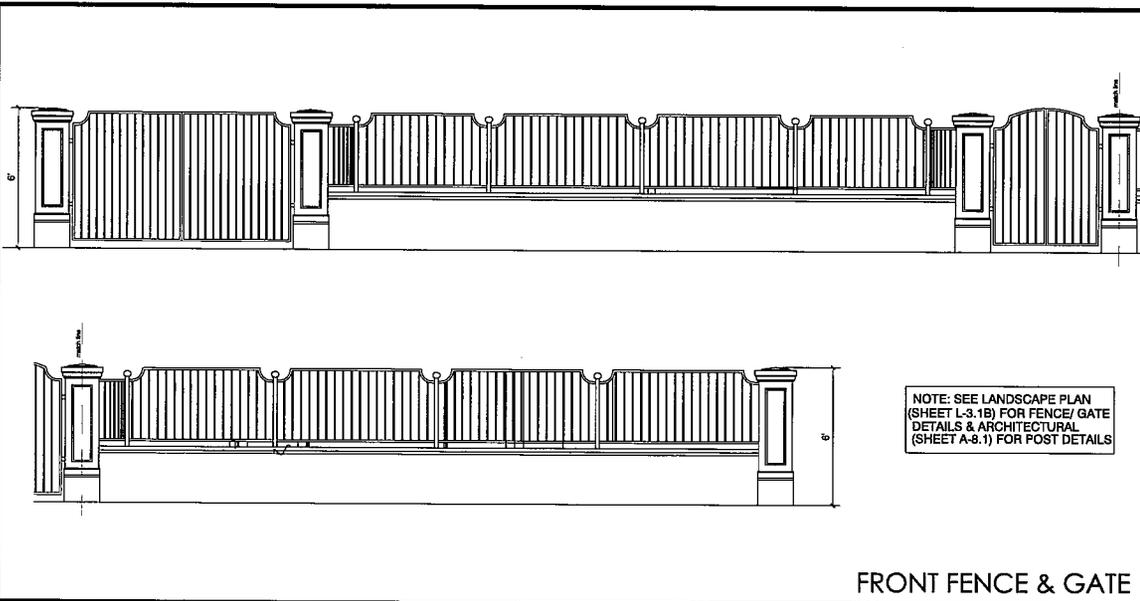
DATE
OCT., 2013

SCALE
AS NOTED

DRAWN BY
MM, JL, GD

JOB NUMBER

SHEET NUMBER
A-5.3



Copyright by Habra & Associates, Architects. All rights reserved. No part of this document may be reproduced, used or disclosed to any person or company for any purpose without the written permission of Habra & Associates.

HABRA & ASSOCIATES
HAROUNI-HAFCO
 CONSULTING ARCHITECTS & ENGINEERS
 TEL. (323) 851-9989, FAX (323) 855-8418

NO.	DATE	DESCRIPTION	DRAWN	CHECK
1				
2				
3				
4				
5				

DRAWING TITLE: ARCHITECTURAL - DETAIL SHEET
 JOB TITLE: ZARABI RESIDENCE
 JOB ADDRESS: 724 N. CAMDEN DR., BEVERLY HILLS, CA 90210
 OWNER/DEVELOPER: MICHAEL ZARABI

DATE: OCT., 2013
 SCALE: AS NOTED
 DRAWN BY: MM, JL, GD
 JOB NUMBER:

SHEET NUMBER
A-8.1

PRECAST SPECS AND DETAILS



ZARABI RESIDENCE
724 N Camden Dr. Beverly Hills, Ca. 90210



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment D
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 724 NORTH CAMDEN DRIVE (PL1316994).

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

Section 1. Hafco & Associates, Inc., architect, on behalf of Michael Zarabi, 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 724 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. 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on November 7, 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: November 7, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission