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, January 6, 2014

Subject: **265 South Clark Drive (PL1332621)**
A request for an R-1 Design Review Permit to allow a façade remodel to an existing one-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: David Hedvat

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design is harmonious with its design elements and the overall streetscape. The symmetry of the design creates a nice balance to the single-family residence.

However, the porte cochere alters the balance and symmetry of the residence and should either be removed in its entirety or revised so that it is secondary to the main façade in order to maintain the otherwise balanced façade design.

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

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

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 December 26, 2013; the site was posted on December 16, 2013. To date staff has not received comments in regards to the submitted project.

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/civica/filebank/blobdload.asp?BlobID=3435.
- 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):

The proposed style is "Italianate".

C Identify the Project Zoning - City Zoning Map available online at http://gis.beverlyhills.org/UNITEGIS/.

☐ R-1
☐ R-1X
☐ R-1.5X
☐ R-1.5X2
☒ R-1.6X
☐ R-1.7X
☐ R-1.8X

D Site & Area Characteristics

Lot Dimensions: 50'x120' Lot Area (square feet): 5989 SQF.

Adjacent Streets: Charleville Blvd.,Gregory Way,Swall Dr.,Robertson Blvd.

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

☒ Single-Story Residence
☒ Guest House
☒ Vacant
☐ Two-Story Residence
☐ Accessory Structure(s)
☐ 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:

	Quantity	Sizes	Reason for Removal
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/services/planning_division/advance_planning/default.asp)

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:

There has some small talk between the 265 Clark owners and some of the other neighbors but no formal presentation has been made to anyone.

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:			
Roof Plate Height:	22'-0"		
Floor Area:	3,896 SF	2014 SF	2,460 SF
Rear Setbacks:	27'	27'	27'
Side Setbacks:	S/E 5'	S/E 7'	S/E 7'
	N/W 9' & 5'	N/W 10.5' & 5'	N/W 10.5' & 5'
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
Texture /Finish: MERLEX
Color / Transparency: # P-141 BISQUE

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

Material: Wood / Alum Clad
Texture /Finish:
Color / Transparency: Brown

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

Material: Wood / Alum Clad
Texture /Finish:
Color / Transparency: Brown

PEDIMENTS

Material:
Texture /Finish:
Color / Transparency:

ROOF

Material: Boral Tile 2 piece Old Mission Blend
Texture /Finish:
Color / Transparency: Old Mission Blend

CORBELS

Material: Wood
Texture /Finish: Brown Matte
Color / Transparency: Painted DEA 158 'Northern Territory'

CHIMNEY(S)

Material:
Texture /Finish:
Color / Transparency:

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

COLUMNS

Material:
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material:
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material:
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: Custom Gutter and Downspout Sheet Metal
Texture /Finish:
Color / Transparency: MP 13306 Brown Bomber Glass

EXTERIOR LIGHTING

Material: Bronze
Texture /Finish:
Color / Transparency: Walnut / Gold Luster

PAVED SURFACES

Material: Travertine
Texture /Finish:
Color / Transparency: Pietra Alaska Matte

FREESTANDING WALLS AND FENCES

Material: Stucco & Wrought Iron
Texture /Finish: Stucco to match house / Wrought Iron color to be MP31846 'Onyx Glass'
Color / Transparency:

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:

We approached our landscaping with the goal of framing the residence. We maintained the driveway side as mostly open and anchored the south side of the front of the property with a focal tree. We are also adding shrubbery and flowers to soften the edges of the house and transition to the landscaping.

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.

We feel the style and scale of the house fits the context of the neighborhood. The style of the house is consistent with some of the recent development in the area while the scale is respectful of the majority character of the neighborhood

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.

Our scale is well balanced within the context because of our height. Currently, there are no trees in the front yard and the landscaping is minimal. Most of the front yard is actually paved. We are removing a majority of that paving and replacing it with new landscaping. See D on previous page.

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

The current facade of the house is mostly a blank white wall with the entry recessed to the side of the house, remnants of what used to be a spanish style home that's gone through numerous remodels in the past and has lost much of it's character. This remodel give's the users access to greater natural light and embodies a more pure style and cohesive design.

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 owner is not building a two story house that looks out onto others yards ... rather the two neighbors directly to our south and north have a clear line of site into this property as they are both large 2 story homes.

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.

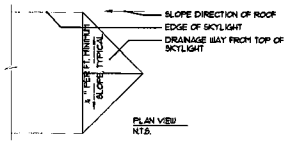
The style of the home is consistent with some of the more recent development at a humble scale ,not pushing the maximum building envelope.

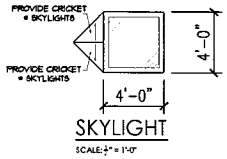
Attachment B
Project Design Plans

LEGEND

1. CLASS -A FIRE RETARDANT 2 - PIECE MISSION TILE BY BORAL (U.S. TILE) ICC - ESR#1017
2. CLASS -A FIRE RETARDANT BUILT-UP ROOF BY AVM LARR #25430
3. DRAIN AND OVERFLOW DRAIN
4. 5" WIDE GUTTER
5. RAIN WATER DOWNSPOUT, TYP.
6. SKYLIGHTS: VELUX SKYLIGHTS BY VELUX AMERICA INC. LARR # 25885

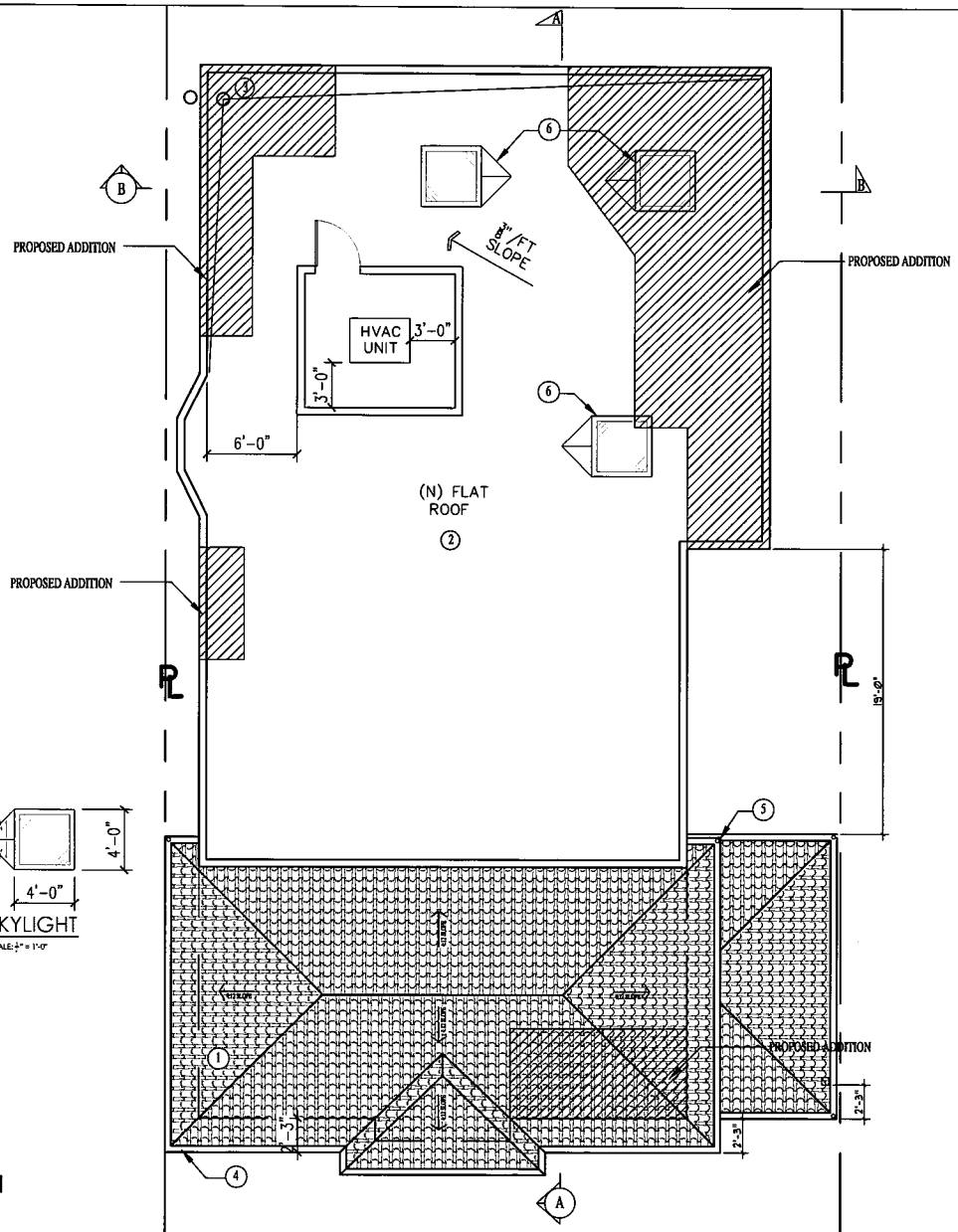
NOTE: PROVIDE SLOPED DRAINAGE AWAY FROM TOP OF SKYLIGHT AS SHOWN IN PLAN VIEW BELOW (MINIMUM SLOPE OF ¼" PER FOOT TYPICAL.





ROOF AREA CALCULATION

FLAT ROOF = 732.5 SF.
SLOPED ROOF = 1916.3 SF.



PROPOSED ROOF PLAN

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

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.

DAVID HEVDAT
339 N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612

SINGLE FAMILY RESIDENCE
265 S CLARK DR.
BEVERLY HILLS CA 90211

SHEET TITLE

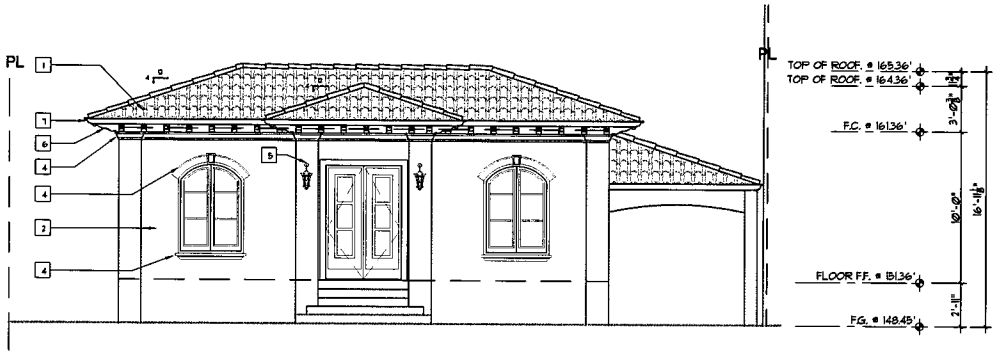
ROOF PLAN

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

A5

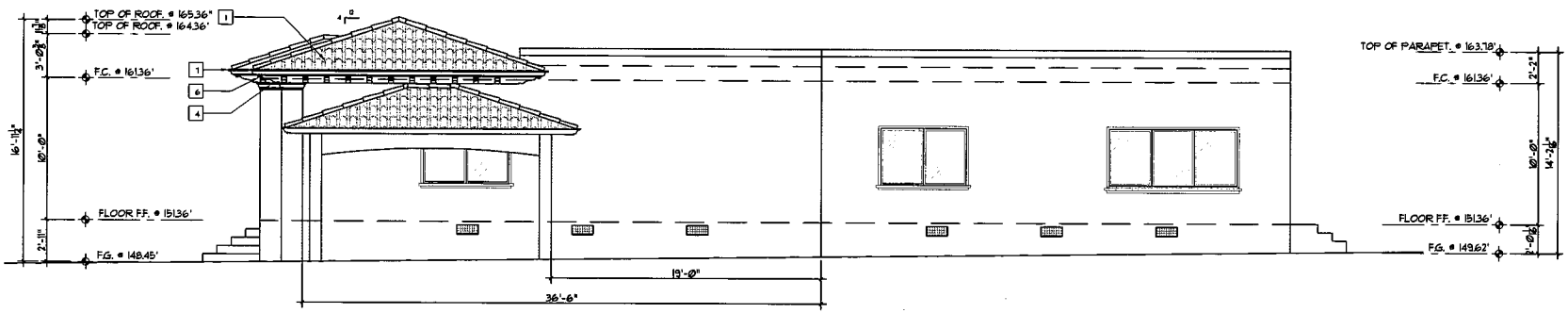
DRAWING LEGEND

1. (N) CLASS - A FIRE RETARDANT 2 - PIECE MISSION TILE BY BORAL (U.S. TILE) ICC - ESR#017
2. (N) EXTERIOR STUCCO- LA HABRA 82 HACIENDA SMOOTH FINISH
3. (N) WROUGHT IRON RAIL - BLACK
4. (N) PRECAST CONCRETE MOULDING, BY ARISTONE DESIGNS, INC., PAGE A3
5. (N) LIGHTING FIXTURE
6. DECORATIVE WOOD CORBELLAINED TO MATCH WALNUT COLOR
7. PRE-FORMED G.I GUTTER DEC 756 BY DINN EDWARDS PAINTED METALLIC WEATHERED BROWN



FRONT ELEVATION

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



NORTH (SIDE) ELEVATION

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

UNDER-FLOOR VENTILATION CALCULATION

1/150 OF CRAWL SPACE AREA = 1/150 OF 2460 S.F. = 16.4 SF

VENTILATION SIZE = 18" X 8" = 0.99 SF

CRAWL ACCESS (VENT) VENTILATION SIZE = 24" X 30" = 5.1 SQFT

NUMBER REQUIRED = (16.4-5.1) / 0.99 = 11

PROVIDE AND PLACE VENTILATION AS FOLLOWS:

5 # VENTS 4 CRAWL SPACE AT SOUTH SIDE ELEVATION
6 # AT NORTH SIDE ELEVATION

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BEVERLY HILLS CA 90211

SHEET TITLE

ELEVATIONS

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

A7

COLORED FRONT ELEVATION

REVISION	DATE	BY

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SHEET TITLE

COLORED ELEVATION

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

A9

REVISION	DATE	BY

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BEVERLY HILLS CA 90211

SHEET TITLE

STREET SCAPE
PHOTO MONTAGE

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

A17

PERSPECTIVE

REVISION	DATE	BY

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BEVERLY HILLS CA 90211

SHEET TITLE

PERSPECTIVE
RENDERING

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

A18

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.

2. QUANTITITES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.

3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANICES BETWEEN QUANTITIES & SYMBOLS SHOWN.

4. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOILS REPORT FROM AN AUTHORIZED TESTING AGENCY. BUTLERS HILL, OR EQUIVALENT, TO THE OWNER OR LA BEFORE BEGINNING WORK.

5. PRIOR TO PLANTING, ALL IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED. ADJUST IRRIGATION SYSTEM, HEADS, SPRAY ANGLES, ETC.

6. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10% SHALL BE CROSS-RIPPED TO A DEPTH OF 6" AND THE FOLLOWING AMENDMENTS SPREAD EVENLY THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOILS REPORT). A.) 4 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS. B.) 100 POUNDS AGRICULTURAL GYPSUM. C.) 15 POUNDS SOIL SULFUR. D.) 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER.

7. EACH PLANT SHALL RECEIVE "AGRIFORM" OR EQUIVALENT 21 GRAM PLANT TABLETS AS FOLLOWS: 1 GALLON CONTAINER = 1 21 GRAM, 5 GALLON CONTAINER = 3-21 GRAM, 15 GALLON CONTAINER = 5-21 GRAM, PER 3 INCH BOXED TREE SIZE = 1 21 GRAM.

8. PLAN BACKFILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME, OR APPROVED EQUIVALENT.

9. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.

10. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH FREE OF DISEASES AND PESTS.

11. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE NURSERY STAKES AND TIES FROM ALL TREES OR NURSERY STOCK. MAINTAIN SIDE GROWTH ON ALL TREES. DOUBLE STAKE ALL 5 AND 15 GALLON, AND 24" BOX TREES. TRIPLE GUY ALL 36" BOX AND LARGER TREES.

12. TREES, SHRUBS AND VINES SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.

13. SHRUBS SHOWN IN PLANTER AREAS SHALL BE UNDER-PLANTED WITH GROUND COVERS SHOWN BY ADJACENT SYMBOL TO WITHIN 12" OF MAIN PLANT STEM.

14. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS DAILY.

15. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE, IRRIGATION, PLANTING AND LOW VOLTAGE LIGHTING SYSTEMS FOR A PERIOD OF 60 CALENDAR DAYS AFTER COMPLETION AND ACCEPTANCE OF WORK. PROVIDE A SEPERATE LANDSCAPE MAINTENANANCE LINE ITEM IN BID.

16. PRIOR TO THE END OF MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND LA TO ARRANGE FOR A FINAL WALK THROUGH. THE OWNER MUST ACCEPT ALL MAINTAINED AREAS PRIOR TO THE END OF THE MAINTENANCE PERIOD.

17. ALL POTS: THE CONTRACTOR SHALL DRILL A DRAINAGE HOLE IN THE BOTTOM OF ALL POTS. INSTALL DRIP THROUGH HOLE IN POT. SEAL INSIDE POTS WITH 'EASY SEAL.' PROVIDE 2" LAYER OF 1/2" SIZE GRAVEL IN BOTTOM OF POTS. BACKFILL POTS WITH POT PLANTER MIX TO WITHIN 3" OF RIM OF POT AFTER SETTLING. BACKFILL SHALL BE "KELLOGG SUPPLY INC." POT PLANTER MIX OR EQUIVALENT. ALL POTS SHALL RECEIVE 4-21 GRAM 'AGRIFORM' PLANT TABLETS PER POT. PROVIDE THREE POT SHIMS TRIANGULAR SPACED AROUND SAUCER BASE. OWNER TO REVIEW AND APPROVE POT LAYOUT, COLOR AND FINISH.

IRRIGATION NOTES

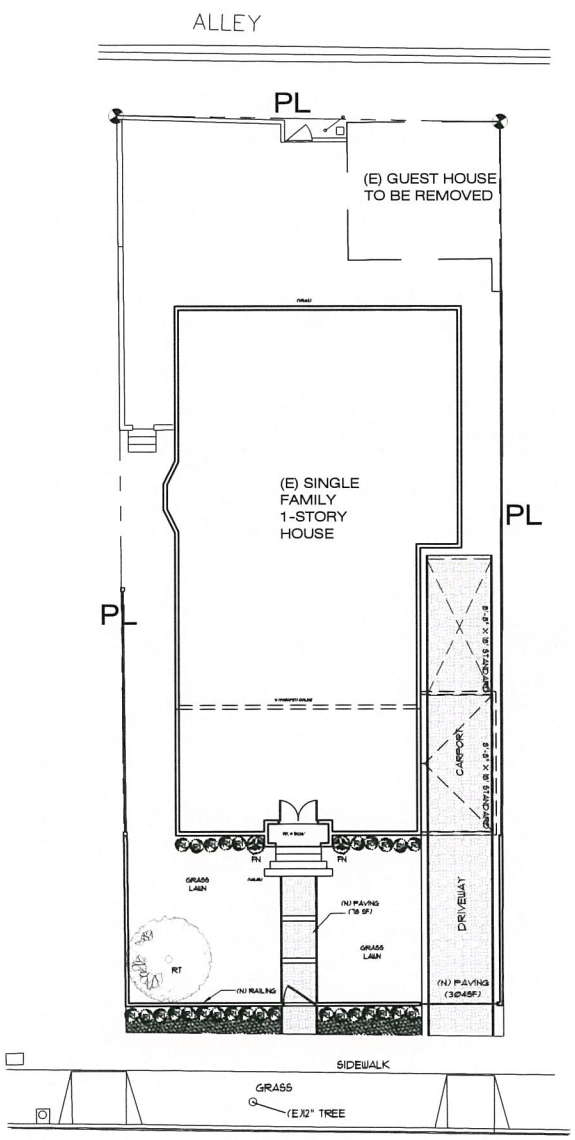
1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION.
2. ALL TURF AREAS TO RECEIVE HEAD TO HEAD COVERAGE.
3. SHRUB AND GROUND COVER AREAS TO RECEIVE SHRUB SPRAY HEADS OR DRIP IRRIGATION.
4. IRRIGATION OVER SPRAY TO AVOID PAVED SURFACES AND WALLS, WHEREVER POSSIBLE.

PLANTING NOTES

1. ALL TREES 5 GAL OR LARGER SHALL BE SINGLE STAKED.
2. ALL TREES 24" BOX OR LARGER SHALL BE DOUBLE STAKED FOR SINGLE TRUNK TREES, GUYED FOR MULTI-TRUNK TREES.
3. GROUND COVER PLANT MATERIAL SHALL BE TRIANGULARLY SPACED.
4. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

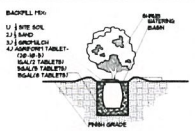
SOIL PREPARATION

1. ALL TURF AREAS TO RECEIVE ROTOTILLING AND SOIL PREPARATION TO A DEPTH OF 6".
2. SHRUB AREAS TO RECEIVE SOIL PREPARATION AT LOCATION OF SHRUB ONLY.
3. GROUND COVER AND COLOR AREAS TO RECEIVE SOIL PREPARATION THROUGHOUT PLANTING AREA TO A DEPTH OF 2".



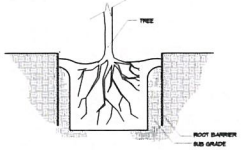
LANDSCAPE PLAN

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



SHRUB PLANTING
SCALE: NTS

TREE GUYING
SCALE: NTS



ROOT BARRIER DETAIL
SCALE: NTS

ROSA ICEBERG "WHITE"

LAMINUM MACULATUM "WHITE NANCY"

RED TIPPED PHOTINIA TREE

FICUS NITIDA"COLUMNAR"

PLANT LEGEND

	BOTANICAL NAME	SIZE	QTY.	SPEC.
RT	RED TIPPED PHOTINIA TREE	48" BOX	1	LOW BRANCHING
RI	ROSA ICEBERG "WHITE AND SCARLET"	5 GAL	28	
FN	FICUS NITIDA"COLUMNAR"	15 GAL	2	
	GROUND COVER PLANTS			
	LAMINUM MACULATUM "WHITE NANCY"	6 FLATS		PLANTER BEDS

REVISION	DATE	BY

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SHEET TITLE

LANDSCAPE PLAN

SCALE : AS SHOWN
DRAWN : DH
DATE: 11.20.2013
JOB NO: 2013 REMODEL.
SHEET

L1

Attachment C
DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 265 SOUTH CLARK DRIVE (PL1332621).

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

Section 1. David Hedvat, agent, on behalf of Dr. Soheil Vahedi, property owner, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing one-story single-family residence for the property located at 265 South Clark 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 January 6, 2014 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:

William Crouch, Commission Secretary
Community Development Department

Adopted: January 6, 2014

Ilene Nathan, Chairperson
Design Review Commission