



Design Review Commission Report

Meeting Date: Thursday, February 6, 2014
(Continued from Monday, January 6, 2014)

Subject: **144 South Almont Drive (PL1318426)**
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: Persai Bahara

Recommendation: Conduct public hearing and provide the applicant with design direction.

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, south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on September 9, 2013 (Attachment A), November 7, 2013 (Attachment B), and January 6, 2014 (Attachment C). At those meetings, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to façade fenestration, hierarchy of architectural details, general bulk and mass of the project, improvement of the landscaping, and enhanced modulation indicative of the Mediterranean style.

Additionally, at the meeting on January 6, 2014, an ad hoc committee was formed to assist the applicant team prior to resubmitting the project for formal Commission review. The ad hoc committee, consisting of Chair Nathan and City staff, met with the applicant team on Wednesday, January 15, 2014 to review proposed revisions and provide feedback.

As a result of the Commission's and ad hoc committee's comments, the applicant has modified the design of single-family residence with the following changes (Attachment D):

- Revised ground floor windows to have an arched shape.
- Elimination of one window to the right of the façade (two proposed previously).
- Addition of column elements to second floor balcony.
- New pre-cast surround element to window located above entry.
- Revised entryway surround from pre-cast concrete to travertine.
- Porte cochere set back from the façade an additional 4' (refer to roof plan).

Attachment(s):

- A. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- B. November 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- D. Applicant's Written Response to Commission's Comments
- E. Project Design Plans
- F. 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

February 6, 2014

URBAN DESIGN ANALYSIS

The applicant has continued to work with the Commission, the ad hoc subcommittee, and City staff to thoughtfully incorporate the comments provided in previous project reviews. The design more appropriately conveys the Mediterranean style of architecture and will positively enhance the streetscape.

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. 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 January 27, 2014; the site was posted on August 20, 2013. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

Attachment A

September 9, 2013 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, September 9, 2013

Subject: 144 South Almont Drive (PL1318426)

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: Persai Behara

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, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Spanish Colonial; 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 façade finish;
- Spanish roof tile in "Terra Nova" coloring;
- Wrought iron railing details;
- Precast stone moldings;
- Wood doors and windows;
- Iron door with wrought iron details, and;
- Bronze-finished exterior lighting.

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design lacks authenticity in style and composition as it lacks the typical Spanish Colonial characteristics. The design is an inappropriate fenestration of design aesthetic and details, particularly in the spacing of windows in relation to the overall façade and the lack of human scale. The window choices do not complement the purported style. Additionally the eaves and roof pitch are not appropriate for a Spanish Colonial residence.

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.

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

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 Tuesday, August 20, 2013. To date staff has not received and comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

Attachment B

November 7, 2013 DRC Staff Report
and Previously Proposed Plans



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

Subject: **144 South Almont Drive (PL1318426)**
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: Persai Bahara

Recommendation: Conduct public hearing, consider the design concerns, and direct the applicant to redesign the project.

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, south 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 review and directed for the applicant to restudy the project. The comments related primarily to façade fenestration, hierarchy of architectural details, general bulk and mass of the project, improvement of the landscaping, and enhanced modulation indicative of the Spanish Mission Revival style.

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

- Revised central entryway element;
- Reconfigured roof plan;
- Revised window configurations on ground and second floors;
- Introduction of stronger horizontal banding between ground and second floors;
- Removal of railing at the window location above and behind the porte cochere;

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, staff maintains concern about the design of the proposed single-family residence and feels that the Commission's comments from the September 9 meeting still apply. As such, staff is unable to make the findings necessary for an approval and would recommend that the Design Review Commission direct the applicant to fully redesign the project.

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

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

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



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

Attachment C

January 6, 2014 DRC Staff Report
and Previously Proposed Plans



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
(Continued from Thursday, November 7, 2014)

Subject: **144 South Almont Drive (PL1318426)**
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: Persai Bahara

Recommendation: Conduct public hearing and provide the applicant with design direction.

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, south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on September 9, 2013 (Attachment A) and November 7, 2013 (Attachment B). At those meetings, the Commission felt the design warranted further re view and directed for the applicant to restudy the project. The comments related primarily to façade fenestration, hierarchy of architectural details, general bulk and mass of the project, improvement of the landscaping, and enhanced modulation indicative of the Spanish Mission Revival style (*Note: The applicant now identifies the style as Mediterranean*).

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

- Revised landscaping to include two (2) 48" box trees;
- Replaced door to left of entry with window (arch removed);
- Replaced door to right of entry with two windows (arch removed);
- Decreased size of window above porte cochere;
- Revised smooth stucco color to increase contrast between pre-cast molding;
- Removed column feature between second-story grouped balconies;
- Revised spacing between second-story grouped balconies.

An applicant-prepared *Response to Comments* is included as Attachment C.

Attachment(s):

- September 9, 2013 DRC Staff Report and Previously Proposed Plans
- November 7, 2013 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- 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

January 6, 2014

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the design has changed slightly per the direction of staff; however, concern remains about the design of the proposed single-family residence and feels that the Commission's comments from the September 9, 2013 and November 7, 2013 meetings still apply. As such, staff is unable to make the findings necessary for an approval and would recommend that the Design Review Commission provide the applicant with design direction.

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



PROJECT		
TWO STORY RESIDENTIAL		
144 S. ALMONT BEVERLY HILLS, CALIFORNIA		
OWNER		
Everest Trust		
CONSULTANTS		
ARCHITECT:		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
ELECTRICAL ENGINEER:		
LANDSCAPE ARCHITECT:		
ISSUED FOR		
DATE	NUMBER	DESCRIPTION
REVISIONS		
DATE	NUMBER	DESCRIPTION
KEY PLAN		
SHEET TITLE		
COLOR Rendering		
	DWG. DATE	DATE
	12/16/13	144-ALMONT
	N.T.S.	Sheet
Drawn	P.S.	A-9
	144_ALMONT	



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

Attachment D

Applicant's Written Response
to Commission's Comments

Based on the recommendations at the last review meeting, we met with the sub-committee, Mr. Crouch and Ms. Gordon. Based on the suggestion at the meeting:

The first floor Windows are changed to arched, and proportional to the size of the building. The number of the windows on the first floor right front elevation was reduced to one arched window. The columns were added to the balcony opening. A precast molding was added to the top of the entrance around a picture window. The porte cochere is moved four feet toward the back of the building.

This Mediterranean design:

- Exhibits an internally compatible design scheme.
- Minimizes the appearance of scale and mass.
- Enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.
- Enhances the appearance of the neighborhood.
- Balances the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.
- Respects prevailing site design patterns, designer carefully analyzed the characteristics of the surrounding group of homes and integrates appropriate features and ensures harmony between old and new.

Per Mediterranean design criteria:

- Structure is based on a rectangular floor plan
- With Stucco walls
- Red tiled roofs
- Windows in the shape of arch and rectangle
- Wrought iron balconies
- Articulated door surrounds
- And simple ornamentations

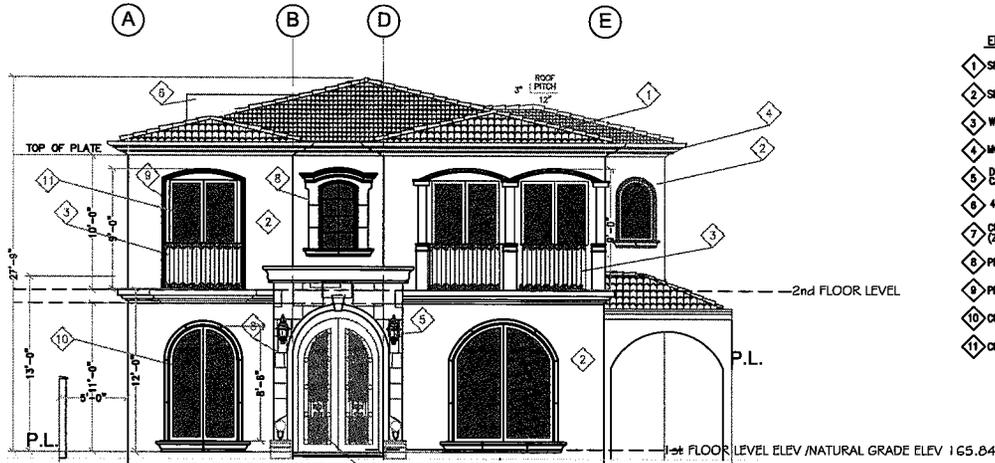


Design Review Commission Report

455 North Rexford Drive

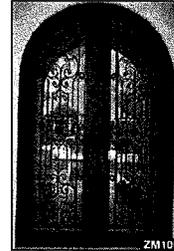
February 6, 2014

Attachment E
Project Design Plans

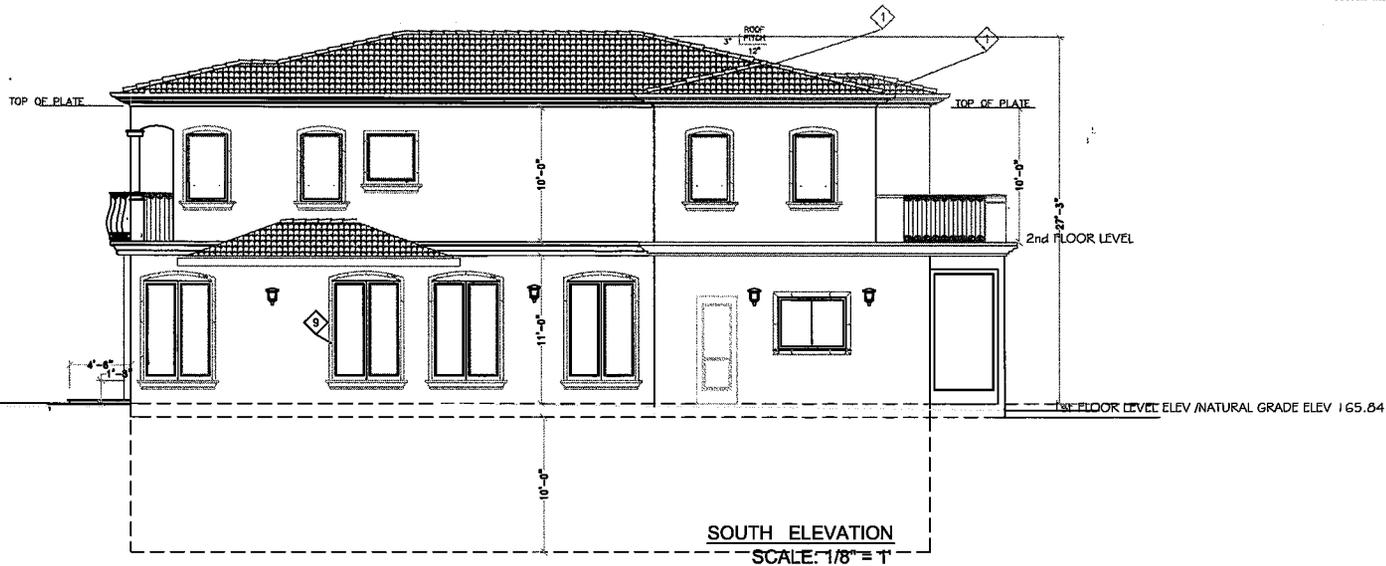


FRONT ELEVATION
SCALE: 1/8" = 1'

- ELEVATION KEY NOTES:**
- 1 SPANISH ROOF TILE COLOR DARK BROWN
 - 2 SMOOTH STUCCO (Sherrock Stucco, #2028 Apricot Ice)
 - 3 W. IRON RAILING
 - 4 MOLDING
 - 5 DECORATIVE EXT. LIGHTING
CIGA MARSEILLE outdoor wall lantern in valencia Bronze Finish
 - 6 42" HIGH PARAPET WALL
 - 7 CUSTOM IRON DOOR
(ZM100 BY Zerens Metal Designers Inc.)
 - 8 PRECAST CONC./TRAVERTINE FACADE
 - 9 PRECAST CONC. MOLDING
 - 10 CUSTOM WOOD WINDOW
 - 11 CUSTOM WOOD DOOR



CUSTOM IRON DOOR



SOUTH ELEVATION
SCALE: 1/8" = 1'

PROJECT
TWO STORY RESIDENTIAL
144 S. ALMONT
BEVERLY HILLS, CALIFORNIA

OWNER
PERSAJ BEHARA TRUST

CONSULTANTS

ARCHITECT

ARCHITECT FIRM

DATE

DESCRIPTION

ISSUED FOR

DATE

NUMBER

DESCRIPTION

REVISIONS

DATE

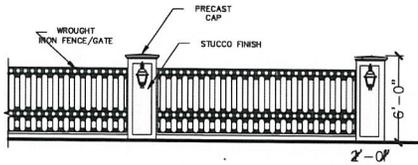
NUMBER

DESCRIPTION

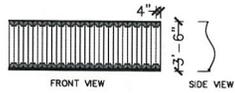
KEY PLAN

SHEET TITLE
**FRONT & SOUTH
ELEVATIONS**

Date	1/25/14	DWG. DATE	1/25/14
Scale	1/8" = 1'	Sheet	A-4
Drawn	P.S.	Job	144_ALMONT
			Of



FRONT YARD FENCE/GATE DETAIL



BALCONY RAILING DETAIL



Bulbine Frutescens



Copper plant



Alaska Azalea



Indian Hawthorn



English Lavender



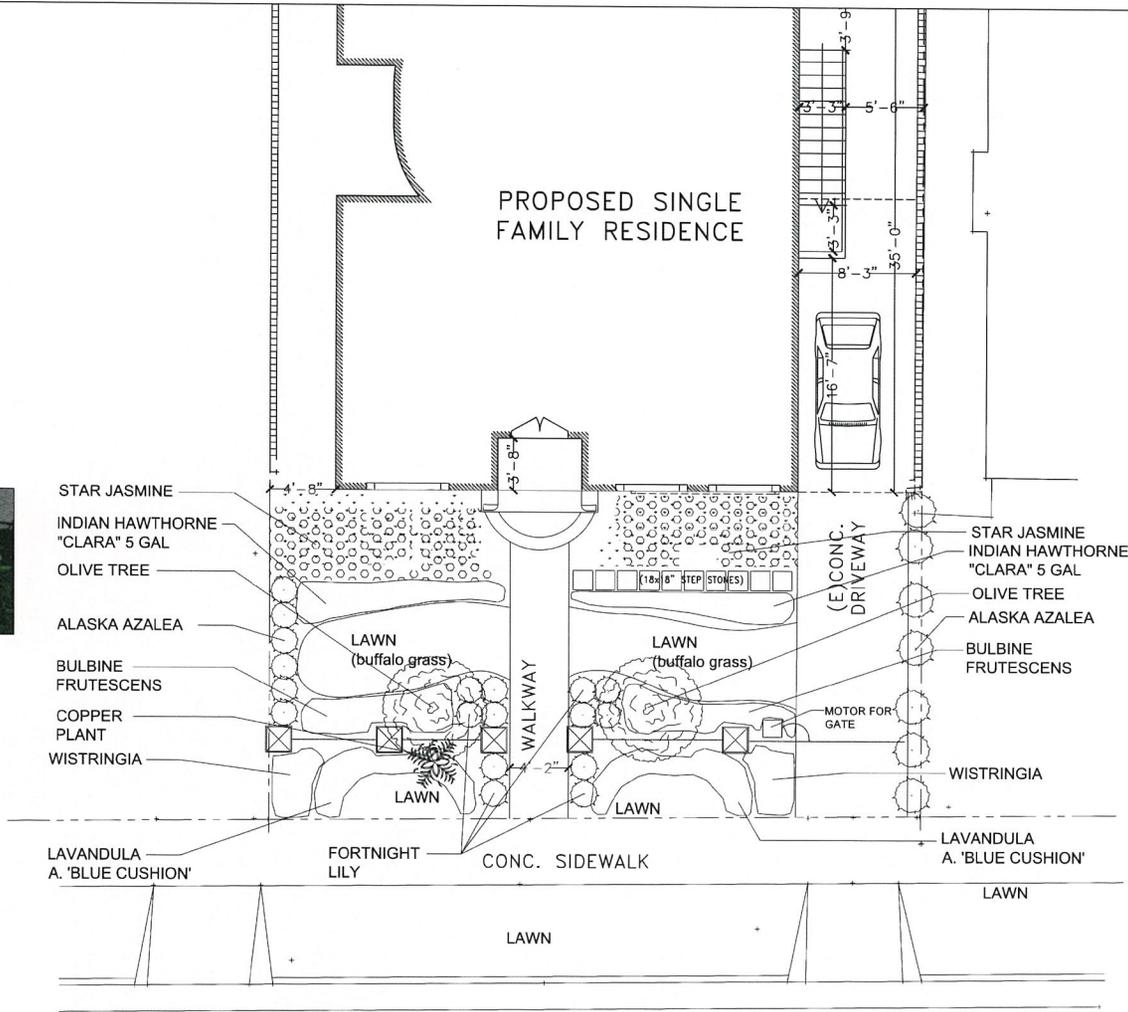
Star Jasmine



Wisteringia



Olive Tree



COMMON NAME	SCIENTIFIC NAME	SIZE/QTY	WATER REQ.	%
STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	1 GAL 10" O.C.	M	25
INDIAN HAWTHORNE 'CLARA'	RHAPIOLEPIS INDICA	5 GAL 40	M	9
ALASKA AZALEA	LOISELEURIA PROCUMBENS	5 GAL 45	M	8
BULBINE FRUTESCENS	BULBINE FRUTESCENS	5 GAL 20	L	5
COPPER PLANT	EUPHORBIA COTINIFOLIA	15 GAL 1	M	4
WISTRINGIA	WISTRINGIA CRASSIFOLIA	5 GAL 20	M	15
ENGLISH LAVENDER	LAVANDULA A. 'BLUE CUSHION'	1 GAL 65	L	8
OLIVE TREE	OLEA EUROPAEA	2	L	3
LAWN - BUFFALO GRASS	BUFFALO GRASS		M	23

Ruby Begonia Design
 11900 Panay Way M312 Marina Del Rey, Ca. 90292
 Phone 310-383-5249 Fax 310-577-0540

All drawings, specifications and documents prepared by RUBY BEGONIA DESIGN are instruments of service to our clients with respect to this project and shall not be used on other projects, for whatever the purpose, or the completion of this project without the express written permission of RUBY BEGONIA DESIGN. RUBY BEGONIA DESIGN shall be deemed the author of these documents and shall retain all copyright law, statutory and other rights, including copyright, trademark, and other rights, including the right to sue for infringement of these documents and to enforce these documents.

Planting plan

- Rev: 08/16/13
- Rev: 10/19/13
- Rev: 10/22/13
- Rev: 10/24/13
- Rev: 12/09/13
- Rev: 12/14/13

144 S. Almont
 Beverly Hills, CA 90210

L1

Scale: 1/4"=1'-0"
 Date: 08/16/13



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

Attachment F

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 NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 144 SOUTH ALMONT DRIVE (PL1318426).

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

Section 1. Persai Behara, agent, on behalf of Everest Trust, 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 144 South Almont 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 February 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:

Adopted: February 6, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission