



## 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

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**Meeting Date:** Thursday, February 6, 2014

**Subject:** **217 South Willaman Drive (PL1400491)**

A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition 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:** GA Engineering Inc.

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

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### REPORT SUMMARY

The applicant is requesting approval of a façade remodel and second-story addition 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 Spanish Mission Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### URBAN DESIGN ANALYSIS

The proposed façade remodel and second-story addition should be further refined to express appropriately the Spanish Mission Revival style of architecture. Specifically, the following elements should be reconsidered:

- The second story overwhelms the ground floor and the street-facing gable is inappropriate. The roof should be revised to a standard pitch tile roof with the ridge parallel to the street (it currently perpendicular).
- The two lower gables on the left side of the façade should be revised so that there is consistency between them. Additionally, the placement of the windows in relation to the roofline should be revised as there appears to be excessive space with the current configurations.

### 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.

#### 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](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive

February 6, 2014

### **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 January 27, 2014; the site was posted on January 8, 2014. 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**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application:**

- Track 1 Application (Administrative Review)**
  - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:  
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - Plans must be prepared and stamped by an architect licensed in the State of California.
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)**
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required (see Section 5 for public notice requirements).

**B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):**

"SPANISH MISSION REVIVAL"  
 Features such as:  
 Low pitched, asymmetry, tiled roofs. wooden corbels, and stucco wall surfaces covered with a light earth tone color (Meadowbrook color).  
 Having Porte Cochere on the side of the building with arched vehicular entry.  
 Recessed main entry, and using human scale openings for the main elevation.

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

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

**D Site & Area Characteristics**

Lot Dimensions: 50'x130' Lot Area (square feet): \_\_\_\_\_  
 Adjacent Streets: WILLAMAN DR. CHARLEVILLE BLVD. GREGORY WAY

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

- |                                                            |                                                            |
|------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence    |
| <input checked="" type="checkbox"/> Guest House            | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input checked="" type="checkbox"/> Vacant                 | <input checked="" type="checkbox"/> Other: _____           |

**F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?**

Yes  No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)**

Yes  No  If yes , please list Architect’s name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A Describe your public outreach efforts to adjacent neighbors and property owners:**

The public outreach efforts to adjacent neighbors is considered in the design with matching to the existing building, and minimizing the changes in the building (specially the main facade and setbacks).

**B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:**

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30'- 0"	14'- 0"	30'- 0"
Roof Plate Height:	22'- 0"	20'- 0"	20'- 0"
Floor Area:	4100 SQ.FT.	1600 SQ.FT.	2891 SQ.FT.
Rear Setbacks:	30'- 0"	44'- 0"	34'- 10"
Side Setbacks:	S/E S: 5'-0"	S/E S: 3'-6"	S/E S: 5'-0"
	N/W N: 9'-0" EXISTING	N/W N: 9'-0"	N/W N: 9'-0"
Parking Spaces:	PORTE COCHERE		

**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: TEXTURED AS SAMPLE  
 Color / Transparency: MEADOWBROOK(BASE 100)- AS SAMPLE

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

Material: INTERIOR WOOD WITH ALUMINIUM CLADDING  
 Texture /Finish: PAINT  
 Color / Transparency: DARK BRONZE

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

Material: WOOD  
 Texture /Finish: PAINT  
 Color / Transparency: LIGHT BROWN

**PEDIMENTS**

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

**ROOF**

Material: TILE- LIGHT WEIGHT CLAY TILE  
 Texture /Finish: CLAY  
 Color / Transparency: ORANGE

**CORBELS**

Material: WOOD  
 Texture /Finish: PAINT  
 Color / Transparency: DARK BROWN

**CHIMNEY(S)**

Material: STUCCO  
 Texture /Finish: TEXTURED AS SAMPLE  
 Color / Transparency: MEADOWBROOK(BASE 100)- AS SAMPLE

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

Material: ROD IRON  
Texture /Finish: PAINT  
Color / Transparency: DARK BROWN

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

Material: STEEL  
Texture /Finish: PAINT  
Color / Transparency: DARK BROWN

**EXTERIOR LIGHTING**

Material: GLASS BODY WITH METAL DETAILING  
Texture /Finish: GLASS AND PAINT  
Color / Transparency: OLD BRONZE

**PAVED SURFACES**

Material: CONCRETE  
Texture /Finish: BROOM CONCRETE  
Color / Transparency: GRAY

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

The proposed landscape theme also enhances the "Spanish Mission Revival" style of the building with using Mediterranean and subtropical trees such as Palms(E) and Jacaranda tree, Agave Americana, and fruit trees (Plum), and grass to cover the ground.  
There is no lighting proposed for landscape plan.

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

**A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:**

**1. Describe how the proposed development's design exhibits an internally compatible design scheme.**

The design exhibits an internally compatible design scheme with having the same style, and the same materials.

**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.**

Using low pitched roofs in different heights, and creating shadows on facade, minimizes the appearance of scale and mass.

The garden like quality of the city has been enhanced by using Mediterranean plants and fruit trees, and not using walls to block vision. using grass also has helped in creating an open, wide space in the front yard.

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

The neighborhood consist of mostly two story single family dwellings with various architectural styles. The proposed project with a second story " Spanish Mission Revival" style will blend into the neighborhood.

**4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.**

The owner's expectations are provided with adding the needed square footage and also adding the second floor with a Spanish style design.

The privacy of the neighbors is also considered in the new design matched with the existing design, and minimizing the changes in the building (specially the main facade and setbacks).

**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 proposed development respects prevailing site design patterns and integrated appropriate features that will ensure harmony between old and new design with keeping the same style as the existing building.

The new design also follows and respects the style, materials, heights, and the setbacks of the existing building in order to be in harmony with the old design.



**Design Review Commission Report**

455 North Rexford Drive

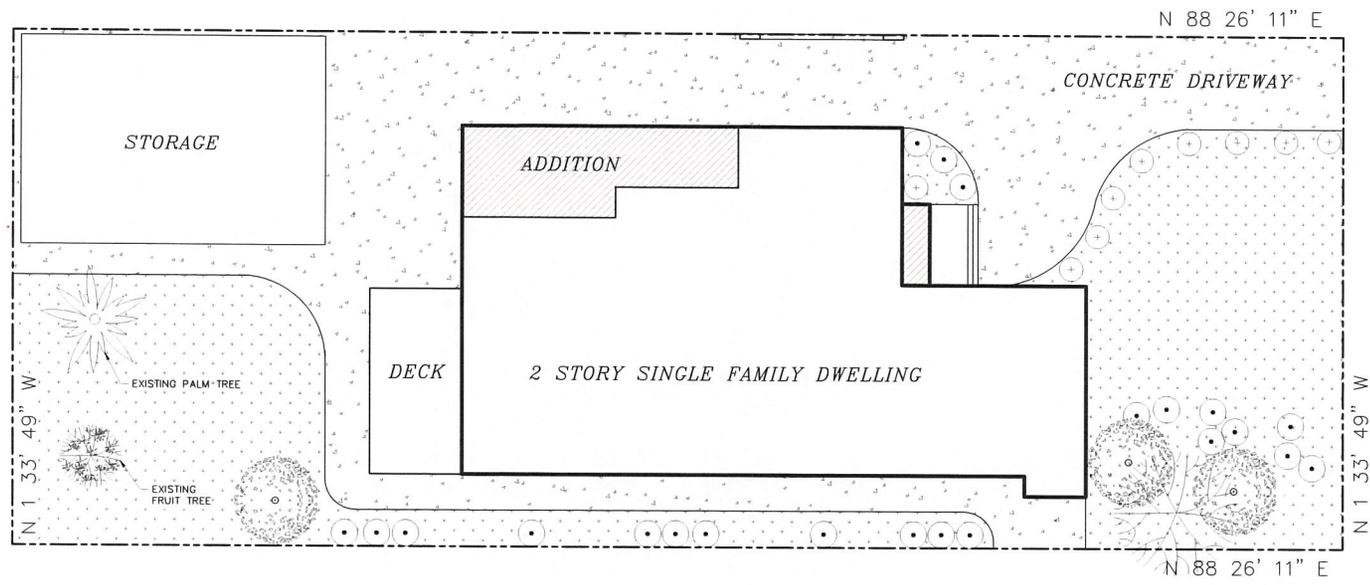
February 6, 2014

**Attachment B**

Project Design Plans



<p><b>G.A. ENGINEERING</b>          19562 VENTURA BLVD. SUITE 230          TARZANA, CALIFORNIA 91356          Phone : (818) 758-0018          Cell : (818) 203-3336          fax : (818) 708-2847</p>	<p><b><i>OWNER</i></b>  <b>DAVID SHIMSHON</b>          PHONE NUMBER: 310-8493070          217 S WILLAMAN DRIVE, BEVERLY HILLS,          CA, 90211</p>	<p><b><i>PROJECT</i></b>  <b>217 S WILLAMAN DR,          BEVERLY HILLS, CA, 90211</b></p>	<p><b><i>DRAWING TITLE</i></b>  <b>3-DIMENSIONAL          PERSPECTIVE RENDERING</b></p>
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LANDSCAPE PLAN  
SC: 1/8"=1'-0"



AGAVE AMERICANA



MUHLENBERGIA RIGENS / DEEP GRASS



BERMUDA GRASS



PRUNUS DOMESTICA / COMMON PLUM



JACARANDA TREE

**PLANTING LEGEND**

**SHRUBS AND GROUND COVER LEGEND**

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
⊙	MUHLENBERGIA RIGENS	DEEP GRASS	12	5 GAL	
⊙	AGAVE AMERICANA		20	5 GAL	
⊙	BERMUDA GRASS				

**TREE LEGEND**

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
⊙	PRUNUS DOMESTICA	COMMON PLUM	2	24" BOX	
⊙	ARECACEAE	PALM TREE	1	48" BOX	
⊙	JACARANDA MIMOSIFOLIA	JACARANDA TREE	1	48" BOX	

NOTES:

1- THERE IS NO LIGHTING PROPOSED FOR LANDSCAPE PLAN.

**G.A. ENGINEERING**

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TARZANA, CALIFORNIA 91356  
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fax : (818) 708-2847

**DRAWING TITLE**

LANDSCAPE PLAN

**PROJECT**

217 S WILLAMAN DR,  
BEVERLY HILLS, CA, 90211

**OWNER**

DAVID SHIMSHON  
PHONE NUMBER: 310-8493070  
217 S WILLAMAN DRIVE, BEVERLY HILLS,  
CA, 90211

DATE:	JAN. 2014
SCALE:	
DRAWN:	O.K.
APPROVED:	VA
JOB :	13-490

SHEET #:	<b>A-6</b>
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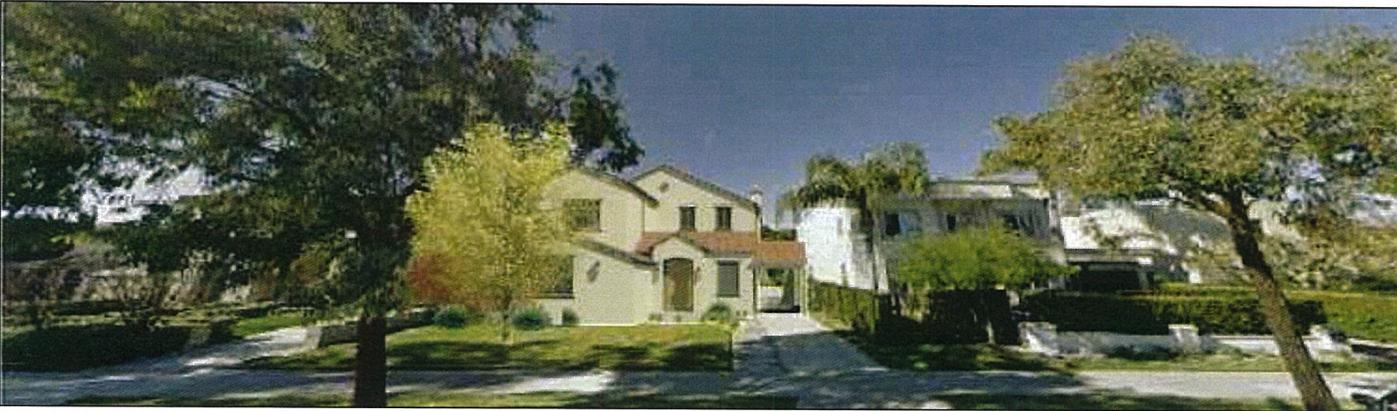


PANORAMIC VIEW OF:

1-EXISTING RESIDENCE



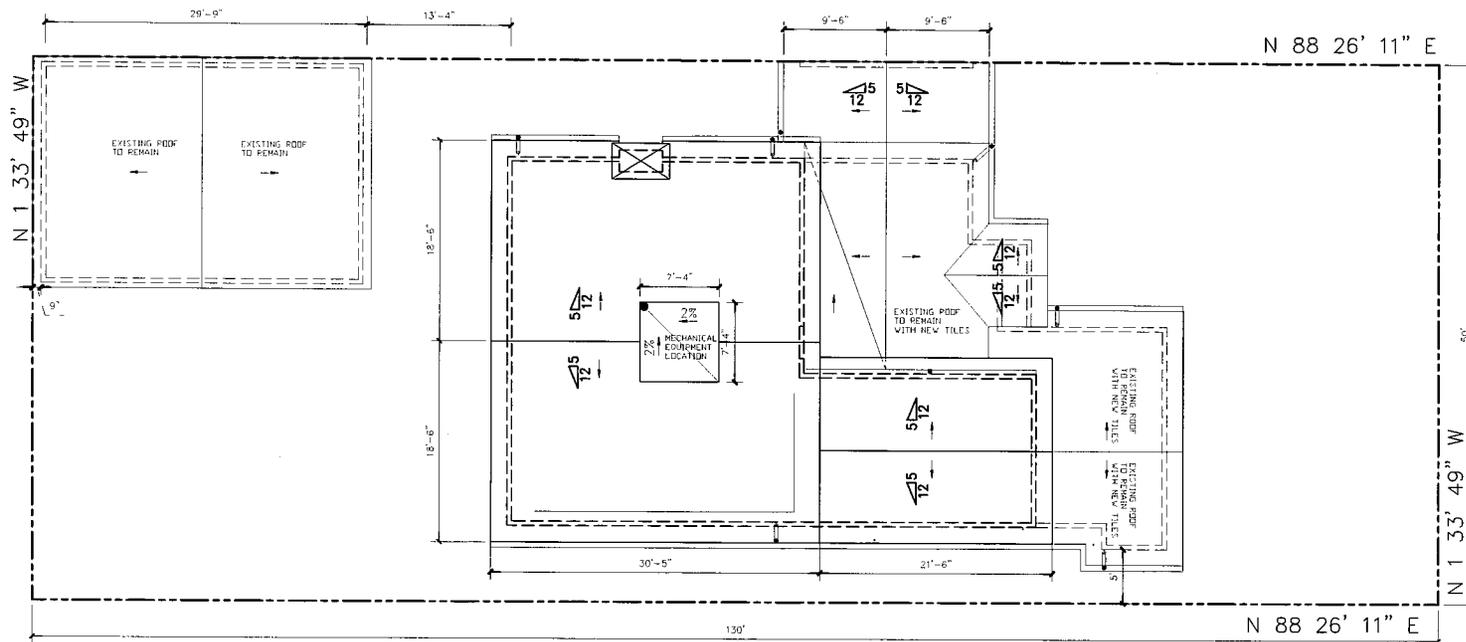
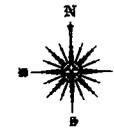
2-PROPOSED PROJECT



3-PROPOSED PROJECT  
& LANDSCAPE

<b>G.A. ENGINEERING</b> 19562 VENTURA BLVD.SUITE 230 TARZANA , CALIFORNIA 91356 Phone : (818) 758-0018 Cell : (818) 203-3336 fax : (818) 708-2847	<b>DRAWING TITLE</b>	<b>PROJECT</b>	<b>OWNER</b>	DATE: JAN. 2014	SHEET #:  <b>A-7</b>
	<i>STREET PHOTO MONTAGE</i>	<i>217 S WILLAMAN DRIVE, BEVERLY HILLS, CA, 90211</i>	<i>DAVID SHIMSHON</i>	DRAWN: ATRI	
			PHONE NUMBER: 310-8493070	APPROVED: VA.	
			217 S WILLAMAN DRIVE, BEVERLY HILLS, CA, 90211	JOB : 13-490	

- ROOF DRAIN W/ OVERFLOW  
2% ROOF SLOPE
- ⊙ DOWNSPOUT



**ROOF PLAN**

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

**NOTES:**

1- ROOFING CLASS "A" WITH COMP. TILES OVER 1/2" CDX PLYWOOD - TO MATCH EXISTING

2- ALL ROOFTOP MECHANICAL EQUIPMENT SHOULD BE FULLY SCREENED.

<b>G.A. ENGINEERING</b> 19562 VENTURA BLVD.SUITE 230 TARZANA , CALIFORNIA 91356 Phone : (818) 758-0018 Cell : (818) 203-3336 fax : (818) 708-2847	<b>DRAWING TITLE</b>	<b>PROJECT</b>	<b>OWNER</b>	DATE: JAN. 2014	SHEET #:  <b>A-8</b>
	<b>ROOF PLAN</b>	<b>217 S WILLAMAN DRIVE, BEVERLY HILLS, CA, 90211</b>	<b>DAVID SHIMSHON</b>	SCALE:	
			PHONE NUMBER: 310-8493070	DRAWN: ATRI	
			217 S WILLAMAN DRIVE, BEVERLY HILLS, CA, 90211	APPROVED: VA	
				JOB : 13-490	

**ELEVATION NOTES:**

- 1 ROOFING CLASS "A" WITH COMP. TILES OVER 1/2" COX PLYWOOD - TO MATCH EXISTING
- 2 7/8" STUCCO OVER PAPER BACK WIRE MESH. (LA HABRA, X-48 MEADOWBROOK BASE 100) PROVIDE 2 LAYERS OF PAPER OVER PLYWOOD.
- 3 2x CA. GL. EAVE FLASHING
- 4 2x FASDA BOARD
- 5 INTERIOR WOOD WITH ALUMINUM CLADDING EMERGENCY EGRESS WINDOW 12 SQFT.
- 6 42" HIGH ROD IRON GUARRAIL WITH 4" MAX. BETWEEN RAILS
- 7 INTERIOR WOOD WITH ALUMINUM CLADDING DECORATIVE WINDOWS
- 8 GLASS BODY WITH METAL DETAILING EXTERIOR SCIENCE
- 9 WOOD CORBEL
- 10 ATTIC VENTILATION
- 11 PAINTED GALVANIZED STEEL CHIMNEY CAP
- 12 PAINTED GALVANIZED STEEL GUTTER AND DOWNSPOUT
- 13 METAL SCREEN WITH 4" MAX. BETWEEN RAILS
- 14 WOOD MAIN DOOR



**NORTH ELEVATION**

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



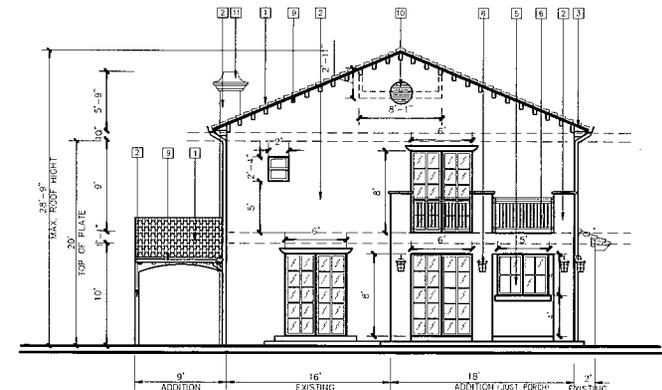
**MAIN ELEVATION**

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



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

**G.A. ENGINEERING**

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Phone : (818) 758-0018  
Cell : (818) 203-3336  
fax : (818) 708-2847

**DRAWING TITLE**

**ELEVATIONS**

**PROJECT**

**217 S WILLAMAN DRIVE,  
BEVERLY HILLS, CA, 90211**

**OWNER**

**DAVID SHIMSHON**  
PHONE NUMBER: 310-8493070  
217 S WILLAMAN DRIVE, BEVERLY HILLS,  
CA, 90211

DATE: JUN. 2014

SCALE:

DRAWN: ATRI

APPROVED: VA.

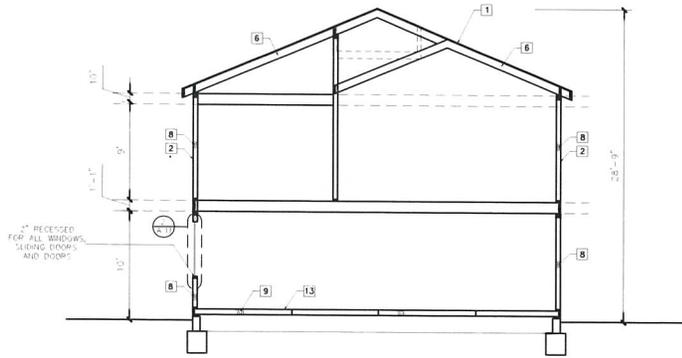
JOB : 13-480

SHEET #:

**A-9**

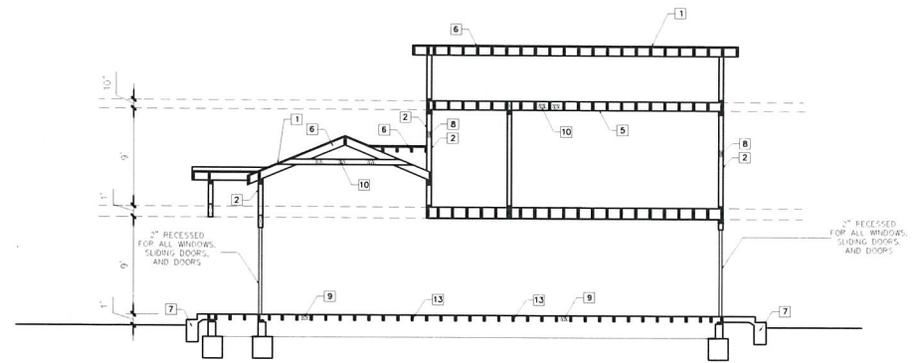
**SECTION KEYED NOTES**

- 1) ROOF TILE
- 2) 7/8" STRACO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF PAPER OVER PLYV'S
- 3) CEILING JOIST
- 4) 42" GUMBRAIL
- 5) 3/4" GYPSUM BOARD
- 6) NEW EX ROOF RAFTER PER STRUCTURAL PLANS
- 7) CONCRETE SLAB - ON-GRADE SEE STRUCTURAL PLANS
- 8) R-13 INSULATION (EXTERIOR WALL)
- 9) R-19 INSULATION (FLOOR)
- 10) R-30 INSULATION (ROOF)
- 11) NEW EX FLOOR JOIST PER STRUCTURAL PLANS
- 12) EXISTING ROOF RAFTER TO REMAIN
- 13) EXISTING FLOOR JOIST TO REMAIN



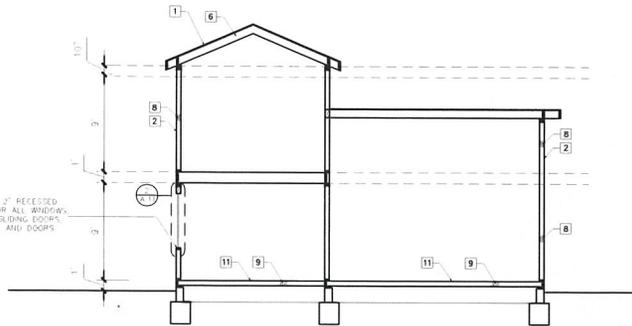
**SECTION B-B**

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



**SECTION A-A**

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



**SECTION C-C**

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



*COLOR ELEVATION*

**G.A. ENGINEERING**

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**DRAWING TITLE**

*SECTIONS/  
 COLOR ELEVATION*

**PROJECT**

*217 S WILLAMAN DRIVE,  
 BEVERLY HILLS, CA, 90211*

**OWNER**

*DAVID SHIMSHON*  
 PHONE NUMBER: 310-8493070  
 217 S WILLAMAN DRIVE, BEVERLY HILLS,  
 CA, 90211

DATE: JAN. 2014

SCALE:

DRAWN: ATRI

APPROVED: VA

JOB : 13-490

SHEET #:

**A-10**



**Design Review Commission Report**  
455 North Rexford Drive  
February 6, 2014

**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 AND SECOND-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 217 SOUTH WILLAMAN DRIVE (PL1400491).

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

Section 1. GA Engineering Inc, agent, on behalf of David Shimson, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel and second-story addition to an existing one-story single-family residence for the property located at 217 South Willaman 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 filing 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

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission