



Design Review Commission Report

Meeting Date: Thursday, March 6, 2014

Subject: **221 South Crescent Drive (PL1401793)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard and a request for a Central R-1 Permit to modify the garage entrance orientation. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Stephanie Levine

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

REPORT SUMMARY

R-1 Design Review Permit

The applicant is requesting approval of a new two-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 Modern; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

Central R-1 Permit

Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-2416, for those properties located south of Santa Monica Boulevard, if the vehicular entrance to a garage is located less than thirty-eight feet (38') behind the front setback line, then the entrance shall be perpendicular to the front lot line. However, such orientation may be modified through the approval of a Central R-1 Permit. While the Planning Commission generally serves as the reviewing authority for Central R-1 Permits, the Design Review Commission serves in this capacity when such request is more design-oriented (BHMC §10-3-2451). The Design Review Commission should note that the findings required to issue a Central R-1 Permit are similar to those required for an R-1 Design Review Permit, and require that the proposed development will not have a substantial adverse impact on the following:

- The scale and massing of the streetscape;
- Neighbors' access to light and air;
- Neighbors' privacy, and;
- The garden quality of the city.

In order to approve the project as configured, the Design Review Commission must be able to make the findings for both the R-1 Design Review Permit and the Central R-1 Permit.

Attachment(s):

- A. R-1 Design Review Permit Application
- B. Central R-1 Permit Application
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



URBAN DESIGN ANALYSIS

While the proposed design contrasts architecturally to the surrounding neighborhood, the articulation of the Modern style and its overall massing of the proposed single-family residence complement the eclectic streetscape and neighborhood.

Of the thirty-eight properties located on the 200-block of South Crescent Drive, four properties (10.5%) have been developed with front-facing garages. While the front-facing garage does not appear to be the predominant site development pattern in this area, the configuration does not draw attention to such element in this particular project. Rather, the proposed front-facing garage blends seamlessly with the Modern design and serves as a positive architectural feature on the new single-family residence.

However, there is concern with the massing specific to the garage area and the applicant should explore options for the texture of the stucco, or utilize an alternative material such as board formed concrete, surrounding this area. The location of control joints in the stucco should also be indicated. Additionally, a design element and/or window opening should be explored on the blank wall expanses as seen from the street to further reduce any massing issues that may be evident in this area.

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 300 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, February 21, 2014; the site was posted on Friday, January 31, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment A

R-1 Design Review Permit Application

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):

We are proposing a modern architecture that draws upon a rich vocabulary that has a 100-year history in Southern California. This vocabulary comprises a clear geometric response to site and program, with deep overhanging roof planes, generous expanses of glass, and an honest material expression. The massing and composition of the design balances the desires for openness and expanse with the requirements of privacy and security. Of high importance is the desire to fit into the neighborhood fabric in terms of scale and curb appeal.

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

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

D Site & Area Characteristics

Lot Dimensions: 129.25' x 50' Lot Area (square feet): 6,460 sf
 Adjacent Streets: Charleville Blvd. and Gregory Way

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

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

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

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	<u>2 Palms / 1 Yucca</u>	<u>53" and 48" / 48"</u>	<u>To be replaced with healthy trees and planting including (1) 60" box Swan Hill Olive, (1) 48" box Sweet Shade, and (2) 24" Coral Maple Bark in the Front and Front Side Yard. Additional trees added in the rear.</u>
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:

Beyond site visits and happenstance conversations with neighbors, public outreach to be per Beverly Hills process via mailings and announcements.

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:			
Floor Area:	4084	-	3850
Rear Setbacks:	29' - 9"	-	29' - 10"
Side Setbacks:	S/E (S) 9' / 5' N/W (N) 5'	S/E - N/W	S/E (S) 11'-2" / 5' N/W (N) 5'
Parking Spaces:	2	-	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 (two colors)
Texture /Finish: Smooth Steel Trowel
Color / Transparency: (1) Off-white Egg Shell; (2) Medium Gray

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

Material: Extruded Aluminum with Clear Glass
Texture /Finish: Clear Anodized
Color / Transparency: Clear Aluminum (Frame) with Clear Dual Glaze Glass

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

Material: Glass (see Window Description) ; Wood (Entry) ; Metal (Side Yard and Garage)
Texture /Finish: Sanded/Sealed Wood; Painted Aluminum Sheet Metal
Color / Transparency: Walnut, Stained; Brown

PEDIMENTS

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

ROOF

Material: Membrane Roof
Texture /Finish:
Color / Transparency:

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Stucco (see Facade Material); Cable Rail
Texture /Finish: _____
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

Material: Stucco Overhangs (see Facade Material)
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: N/A (Internal Drains)
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: Aluminum
Texture /Finish: Brushed
Color / Transparency: Clear Anodized

PAVED SURFACES

Material: Concrete (Precast and Poured)
Texture /Finish: Sanded
Color / Transparency: Natural Color, Sealed

FREESTANDING WALLS AND FENCES

Material: Stucco (see Facade info); Concrete
Texture /Finish: Board Formed Concrete
Color / Transparency: Natural Color

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

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

The landscape of the house responds to the clear proportions and massing of the house by providing a simple planting palette in front with appropriate grasses and perennials as well as larger size box trees to soften and envelop the house. Other gardens in the rear and side of the house are designed to provide privacy for the owners as well as for neighboring properties. The foundation planting provides a visual connection to the house by extending the volumes of the house into the landscape and helping to unify the property into a cohesive whole.

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.

PLEASE SEE ATTACHED SHEET FOR RESPONSES TO SECTION 4.

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.

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

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.

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31 January 2014

PROJECT: Levine/Nwankwo Residence #591

ADDRESS: 221 South Crescent Dr. Beverly Hills, CA 90212

OWNER: Stephanie Levine and Oji Nwankwo

438 Arnaz Dr. Apt 104

Los Angeles, CA 90048

Design Review Application – Supplemental Response

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.

Consistent with Modernist tenets, the design has a number of elements that are deployed consistently throughout the house for both aesthetic and functional reasons.

For example board-formed concrete elements are used at the entry court as a backdrop to a water feature, then as a feature wall within the living room and finally as an equipment screen anchoring the swimming pool in the rear yard. Similarly cedar siding is used as a material on the front and back of the house to add scale and create warmth in the material palette. Walnut doors mark the entry gate and front door.

Deep overhangs create depth and provide shade at major windows and doors. Overhangs not only give depth and scale to the facade, they also provide shade for the glass-encased stair and office spaces to the east and master bedroom and living room to the west.

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 maximized the use of required open space within the proposed architectural style.

The design uses a series of devices in its desire to be an indoor-outdoor garden architecture and to help minimize its scale and bulk. Ground floor spaces are meant to reach out to the gardens through large glass openings. The entry sequence is developed as a lush garden.

The design uses layering of form, material and landscaping to create interest and depth visually and spatially. The facade is composed of intersecting planes, volumes and materials, and integrated with a thoughtful landscape design to provide a low-scale and proportionally balanced appearance to the street and neighborhood.

A planter spans the entire front of the house where hanging gardens will soften the volume of the garage below. A combination of local planting, grasses, trees and a water feature, the entry garden concludes at the glass stair tower whose transparency gives a glimpse through the house and to the trees beyond, extending the sense of the garden space. Concrete bands provide opportunities for gravel and planting within the driveway and open the southern lawn for landscaping which carries into the entry garden.

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

The design respects and responds to the high quality and scale of homes in the neighborhood. Through form, materiality and landscaping, the design aims to exude the warmth, sophistication and elegance for which Beverly Hills is known and celebrated.

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 design of the home was directed not only by the needs of the homeowner but also with sensitivity to adjacent neighbors and the streetscape. The siting and orientation of the home maintains existing relationships, keeping the shared curb with neighbors to the north and taking advantage of southern exposure for the planting and garden entry. Privacy is also of the utmost importance to the owners. Great care was taken to manage sightlines and to direct views towards those areas that are contained within the property and not outward toward adjacent neighbors.

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 design embraces existing characteristics seen throughout the neighborhood and adjacent homes: inviting and lush pedestrian entries; high quality materials; varied elevations to create dynamic and inviting facades. Specifically, the volume of the front portion of the house was kept far below the allowable maximum to help keep in scale to the neighborhood.



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment B

Central R-1 Permit Application

PROPOSED PROJECT DESCRIPTION

Site Size: 6460 square feet

Floor area of existing residential structures: - FAR: -

Floor area of proposed addition or structures: 3850 FAR: 4084

Height of existing residential structure (per BHMC): Number of stories: - In Feet: -

Height of proposed addition or structure (per BHMC): Number of stories: 2 In Feet: 23' - 6"

Distance from front property line: 25'

Distance from side property lines: (S) 11' - 2" / 5' (N) 5'

Distance from rear property line: 29' - 10"

Project Description Describe the existing and proposed improvements as they relate to this application. Include a description of any related construction even if it does not require an R-1 Permit.

Construction of a new single family residence that employs an balance of scale, materiality and landscape to create an lush, welcoming frontage, complementary to the existing streetscape and character

Basis for Request Explain reason for application and why request should be granted pursuant to the criteria listed on page one of the application.

The design considered not only the needs of the clients but also appropriateness to the site and neighborhood character, optimizing existing conditions in its orientation, site usage and scale. Utilizing the existing shared drive to prevent disruption to the streetscape, the front-facing garage opens the front yard and south setback to sun exposure, providing opportunity for increased planting and ensuring the garden quality of the neighborhood. Additionally, great care was taken to manage sightlines and views, protecting both the privacy of the homeowner as well as the neighbors without compromising a warm and welcoming frontage.

I, MEZAN LAWLEY, am the applicant/authorized agent, and have read and understand all statements. I hereby declare (affirm) that the foregoing statements, facts, and attached plans and materials are true and correct.

[Signature]
Signature of Applicant/Agent

02/03/14
Date

I, Stephanie Levine, am the property owner of the subject property. I have read and understand all foregoing statements, and hereby authorize the processing of this application.

[Signature]
Signature of Property Owner

2/3/14
Date

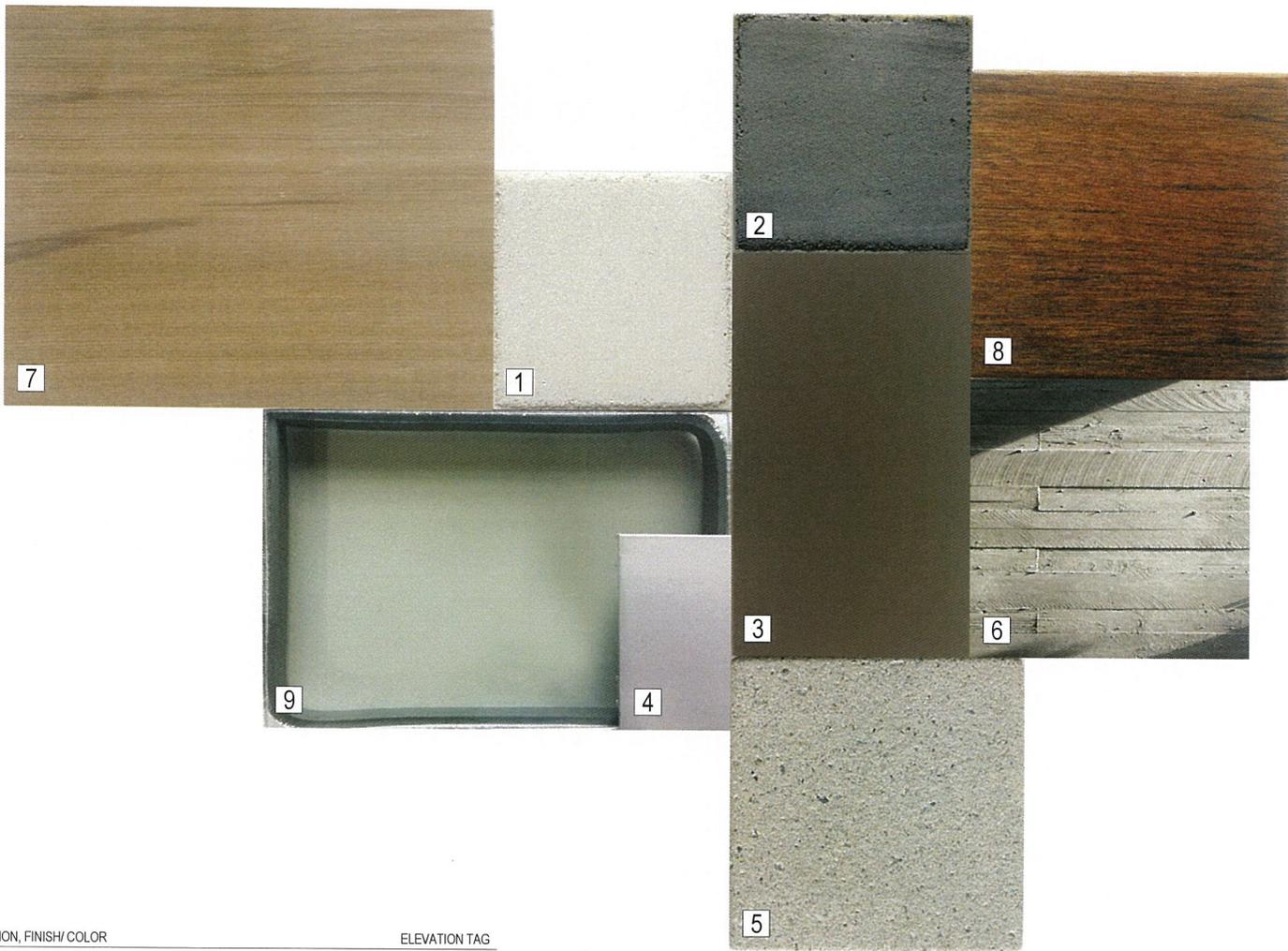


Design Review Commission Report

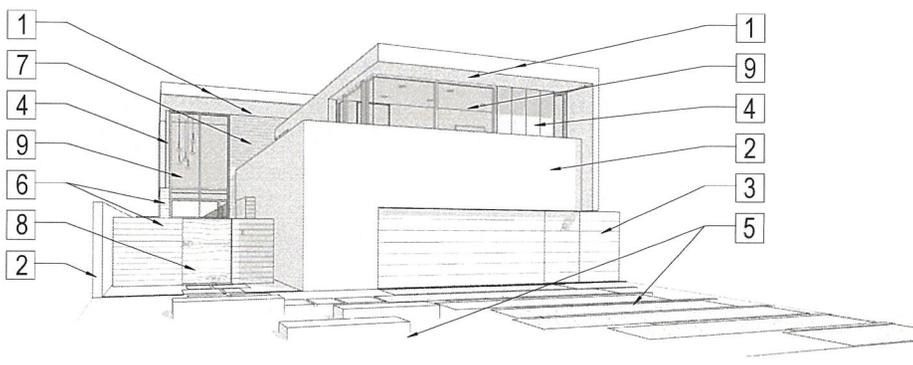
455 North Rexford Drive

March 6, 2014

Attachment C
Project Design Plans



CODE	MATERIAL DESCRIPTION, FINISH/ COLOR	ELEVATION TAG
1	STUCCO LIGHT, EXTERIOR WALL AND SOFFIT - SMOOTH TROWEL FINISH, OFF WHITE EGG SHELL COLOR	(CP-1)
2	STUCCO DARK, EXTERIOR/ PERIMETER WALL - SMOOTH TROWEL FINISH, MEDIUM GRAY COLOR	(CP-2)
3	ALUMINUM SHEET METAL, GARAGE/ SITE DOOR CLADDING, BROWN PAINTED COLOR	(M-1)
4	ALUMINUM SHEET/ BRAKE METAL, CLEAR ANODIZED - TO MATCH WINDOWS/ DOORS	(M-2, M-3)
5	CONCRETE, NATURAL COLOR, CAST-IN-PLACE + PRECAST - EXTERIOR PAVING	(C-1)
6	CONCRETE, NATURAL COLOR, BOARD FORMED - ARCHITECTURAL WALLS	(C-2)
7	WOOD SIDING, WESTERN RED CEDAR, GRADE A, GRAY STAIN	(WD-1)
8	WOOD, GARDEN GATE AND MAIN HOUSE ENTRY DOOR - WALNUT FINISH	(WD-2)
9	GLASS, WINDOWS/ DOORS DUAL GLAZED CLEAR TEMPERED	



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**LEVINE/NWANKWO
 RESIDENCE**
 STEPHANIE LEVINE & OJI NWANKWO
 221 South Crescent Dr. Beverly Hills,
 CA 90212

REGISTRATION STAMP

AGENCY APPROVAL

ISSUE

NO.	DATE	DESCRIPTION

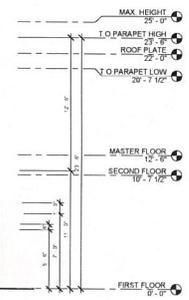
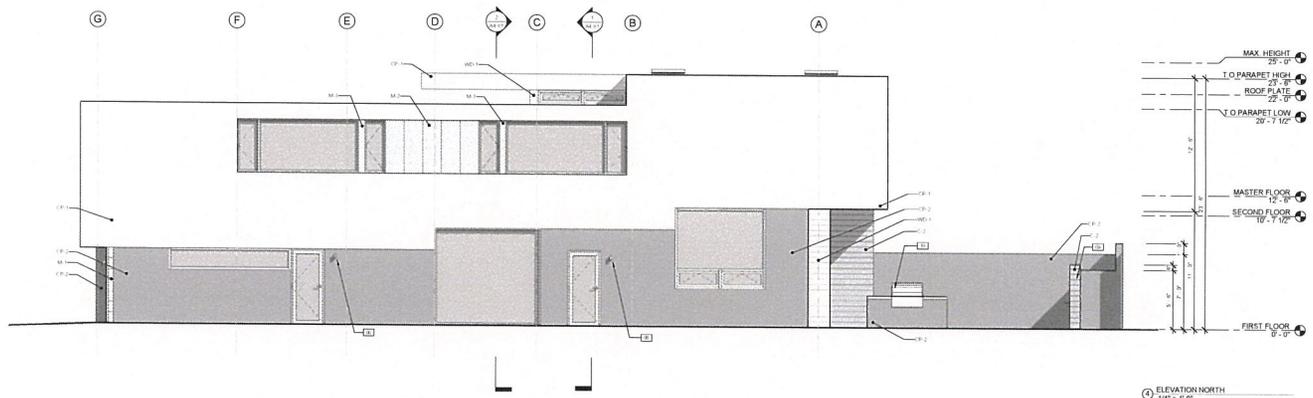
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 DRAWN BY:
 CHECKED BY:
 SCALE:
 ISSUE DATE: 01/31/14

KEY PLAN

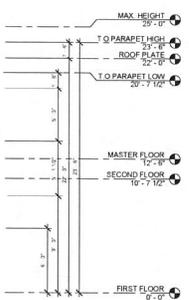
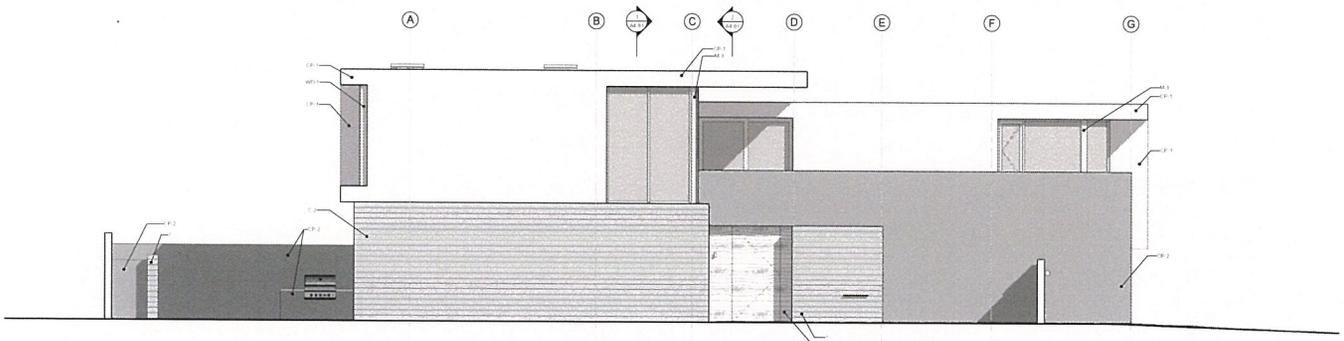
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MATERIALS

SHEET NUMBER

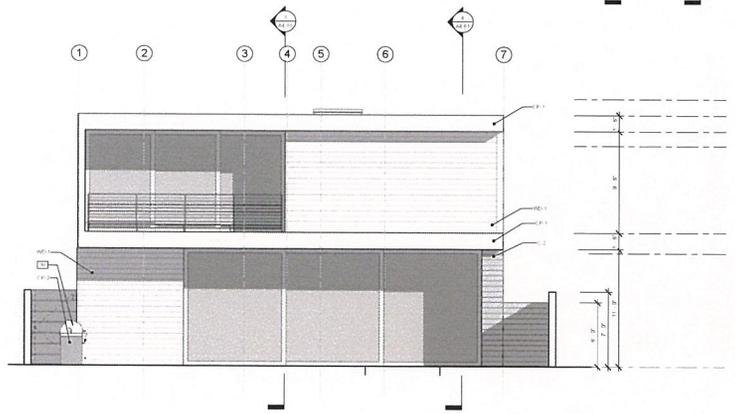
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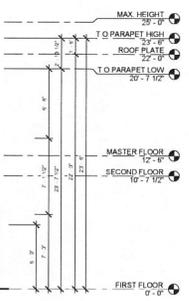
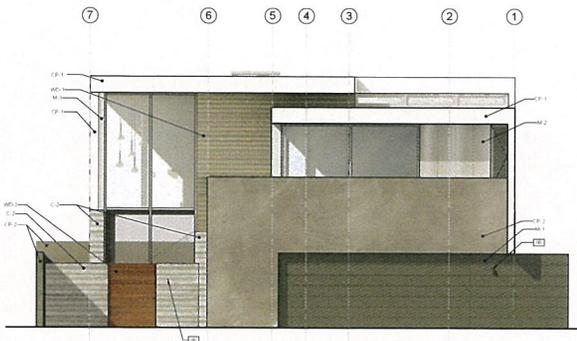
① ELEVATION NORTH
1/4" = 1'-0"



② ELEVATION SOUTH
1/4" = 1'-0"



③ ELEVATION WEST
1/4" = 1'-0"



④ ELEVATION EAST
1/4" = 1'-0"

- KEYNOTES**
- 01 SITE WALL
 - 02 PREFABRICATED PAVER OVER GRAVEL
 - 03 WATER FEATURE
 - 04 LANDSCAPE FEATURE PER S.L.D.
 - 05 MECHANICAL EQUIPMENT S.M.D.
 - 06 LIGHT FIXTURE. SEE SCHEDULE.
 - 08 POOL EQUIPMENT
 - 09 FIREPLACE APPLIANCE PER SPECS
 - 10 BUILT-IN BARBECUE
 - 11 POOL COPING
 - 15 GUARDRAIL
 - 16 HANDRAIL
 - 17 LINE OF OVERHANG/OFFSET/FLOOR/SKYLIGHT ABOVE
 - 18 SKYLIGHT
 - 19 PLANTER PER S.L.D.
 - 20 POTENTIAL FUTURE PV LOCATION
 - 21 CRICKET
 - 58 MEMBRANE ROOFING

- SHEET NOTES**

- LEGEND**
- C CONCRETE
 - CP CORRUGATED POLYESTER
 - EP EXPOSED
 - M METAL
 - ST STEEL
 - FR FINISH
 - SI SOLID SURFACE
 - GL GLASS
 - MS MAX. MIN.
 - MO MIN. O.C.

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 STEPHANIE LEVINE & OJI NWANKWO
 221 South Crescent Dr. Beverly Hills,
 CA 90212

REGISTRATION STAMP

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION
DESIGNER PROJ. NO. 581		
DRAWN BY:		
CHECKED BY:		
SCALE: 1/4" = 1'-0"		
ISSUE DATE: 01/31/14		

KEY PLAN

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.01



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment D

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 AND A CENTRAL R-1 PERMIT TO MODIFY THE GARAGE ENTRANCE ORIENTATION AT THE PROPERTY LOCATED AT 221 SOUTH CRESCENT DRIVE (PL1401793).

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

Section 1. Megan Lawler, agent, on behalf of Stephanie Levine, 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 and a Central R-1 Permit to modify the garage entrance orientation for the property located at 221 South Crescent 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 March 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 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 Central R-1 Permit:

A. The proposed development's design appropriately minimizes the appearance of scale and mass and does not have a substantial adverse impact on the streetscape. 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.

B. The project, as conditioned, complies with all applicable provisions of the municipal code that regulate setbacks from adjacent property lines to ensure neighbors' access to light and air is maintained. Additionally, the project will not be constructed to the maximum height and or to the maximum building footprint allowed per the development standards set forth in the municipal code, which further ensures that the development does not have a substantial adverse impact on neighbors' access to light and air.

C. The proposed development is designed to maintain the reasonable expectation of, and does not have a substantial adverse impact on, neighbors' privacy. 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 ensure no substantial adverse impact upon neighbors' 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 maintains reasonable expectations for the neighbors' privacy.

D. The proposed development's design enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. 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. As such, the proposed development will not have a substantial adverse impact on the garden quality of the city.

Section 7. 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 8. 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 9. 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: March 6, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission