



Design Review Commission Report

Meeting Date: Monday, April 3, 2014
(Continued from Monday, January 6, 2014)

Subject: **512 WALDEN DRIVE (PL1332699)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Debora Nassirzadeh

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

REPORT SUMMARY

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 project was previously reviewed by the Design Review Commission at its meeting on January 6, 2014 (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 internal compatibility, bulk and mass, materiality, and the hierarchy of the proposed design elements.

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

- Modulation of front façade into three planes with recessed middle and revised fenestration;
- Full revision of central entryway element;
- Reduced roof slope;
- Introduction of natural stone material (previously proposed as manufactured), and;
- Simplification of front yard fence.

URBAN DESIGN ANALYSIS

The applicant has worked to address the Commission's comments and has generally made positive improvements to the proposed single-family residence. However, there is still concern with the internal compatibility of the three façade components, materiality, and the configuration of the entry element.

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

Attachment(s):

- January 6, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- 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

April 3, 2014

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.

Project-specific conditions have not been proposed based on this analysis; however, it is recommended that the Commission consider these comments in their overall review of the project.

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



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment A

January 6, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, January 6, 2014

Subject: **512 WALDEN DRIVE (PL1332699)**

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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Debora Nassirzadeh

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

REPORT SUMMARY

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 a Tuscan Villa; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design has an overall lack of internal compatibility based on the proposed architectural style and design elements. The façade lacks a clear entrance as the proposed configuration is not well articulated. Adjacent to the entry, the proposed tower element lacks appropriate proportion and weight, including both the width of the tower itself and the choice of window types. Additionally, the proposed roof slope is not appropriate for the intended style of architecture. The front yard fence should also utilize alternative detailing as the proposed design is more representative of a Victorian architectural styling and does not adequately represent the Tuscan Villa styling.

As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the February 6, 2014 regular meeting.

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

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, 2013

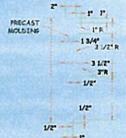
ENVIRONMENTAL ASSESSMENT

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.

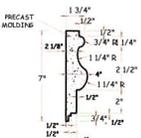
PUBLIC OUTREACH AND NOTIFICATION

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 December 26, 2013; the site was posted on December 6, 2013. To date staff has not received comments in regards to the submitted project.

CLASS "A" CLAY TILE



PRECAST CONCRETE MOLDING OMEGA 15



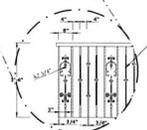
DETAIL-2

SCALE 3/8\"/>



MAHOGANY STAINED DOOR (TYP.)

OMEGA STUCCO SMOOTH ACRYLIC 403 SMOOTH COAT



Det. 1 (RAILING)

WROUGHT IRON PAINTED IN HC-71 BENJAMIN MORE PAINT

The Great Outdoors 9143-291
3 Light Large Outdoor/ 16 3/4" height
Wall Sconce from the Kent Place Collection

REVISIONS	BY

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SINGLE FAMILY RESIDENCE
512 Walden Dr
Beverly Hills, CA 90210

Date	
Scale	
Drawn	
Chk	
Appr	



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B

Applicant's Written Responses
to Commission's Comments

512 Walden Drive Response to Comments:

1. The proposed design has an overall lack of internal compatibility based on the proposed architectural style and design elements.

-the design of the façade has been changed dramatically to be more consistent with a pure Tuscan design.

2. The façade lacks a clear entrance, as the proposed configuration is not well articulated.

-the façade has been redesigned to provide a clear entrance, the front is modulated into three faces, the middle face pushed back. The door is currently located in the middle of the façade in the portion that is pushed back, giving it the hierarchy that is expected.

3. Adjacent to the entry, the proposed tower element lacks appropriate proportion and weight, including both the width of the tower itself and the choice of window types.

-the tower element has been removed completely. Currently the façade is only modulated in the center where the door is, where it is pushed back 5 feet four inches

- the window configuration is simplified and helps bring hierarchy to the central entry.

4. The proposed roof slope is not appropriate for the intended style of architecture.

-the slope has been reduced to 4:12.

5. The front yard fence should also utilize alternative detailing as the proposed design is more representative of a Victorian architectural styling and does not adequately represent the Tuscan Villa styling.

-the fence has been simplified, there is much less ornamentation now.

6. As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the February 6, 2014 regular meeting.

-the commission suggested that we meet with Bill, after going back and forth we came to the façade that is before you now.

- the modulation has been simplified dramatically, there is clear hierarchy and balance.
- bill suggested that the windows around the front door be recessed as much as possible, currently they are recessed 6 inches.
- as suggested by the commissioners we also changed the stone from manufactured stone to natural.
- the landscape plan has also been updated to work with the new façade.



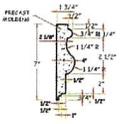
Design Review Commission Report

455 North Rexford Drive

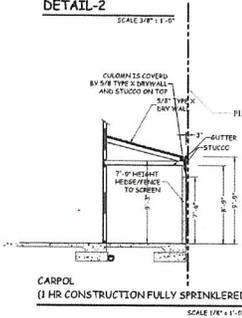
April 3, 2014

Attachment C
Project Design Plans

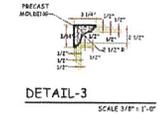
DETAIL-1
SCALE 3/8" = 1'-0"



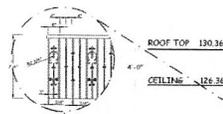
DETAIL-2
SCALE 3/8" = 1'-0"



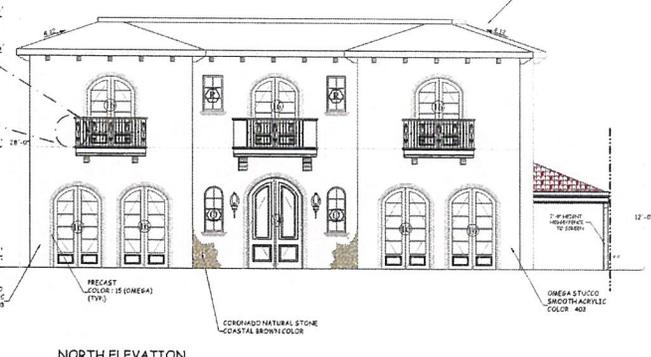
CARPOL
(1 HR CONSTRUCTION FULLY SPRINKLERED)
SCALE 1/4" = 1'-0"



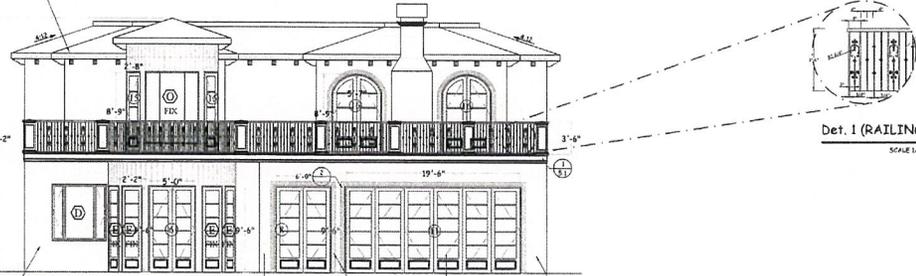
DETAIL-3
SCALE 3/8" = 1'-0"



Det. 1 (RAILING)
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

CLASS "4" CLAY TILE
2 PICES HALF BARREL
WITH ECC EVALUATION NO. 1007
AND LARS # 23700
MATS FOR SLATE SHEARABLE
SLAY OR CONCRETE TILES
SHALL BE COPPER BRASS OR
STAINLESS STEEL ONLY WITH
GAGE 1 LENGTH PER COMMON
PENNINSULA (TYP)

CLASS "4" CLAY TILE
2 PICES HALF BARREL
WITH ECC EVALUATION NO. 1007
AND LARS # 23700
MATS FOR SLATE SHEARABLE
SLAY OR CONCRETE TILES
SHALL BE COPPER BRASS OR
STAINLESS STEEL ONLY WITH
GAGE 1 LENGTH PER COMMON
PENNINSULA (TYP)

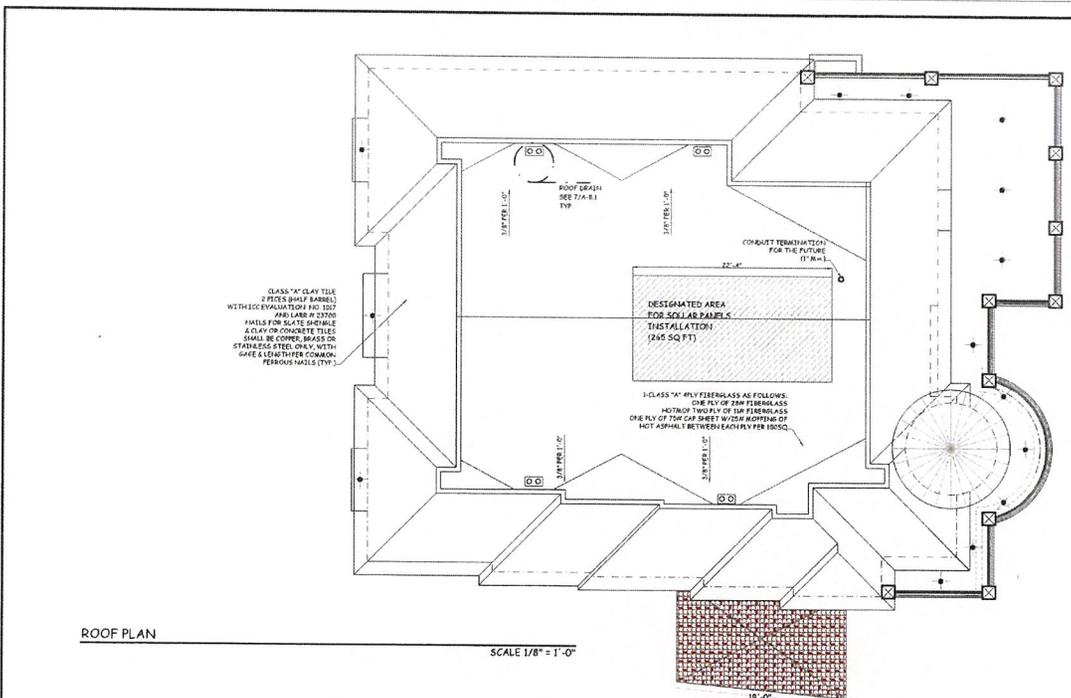
NOTE 1:
Provide safety glazing in the following locations (2.806.3):
a) Opening in egress and egress doors
b) Glazing in fixed and sliding panels of sliding doors and panels on swinging doors
c) Glazing within 2' vertical edge of egress door and within 5' of walking surface
d) Glazing in walls and overhangs
e) Glazing in doors and windows for
hot tubs, bathtubs, showers, steam rooms
within 5' of standing surface and shower side

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Beverly Hills, CA 90210

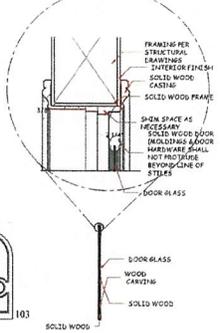
A-5.1



ROOF PLAN
SCALE 1/8" = 1'-0"

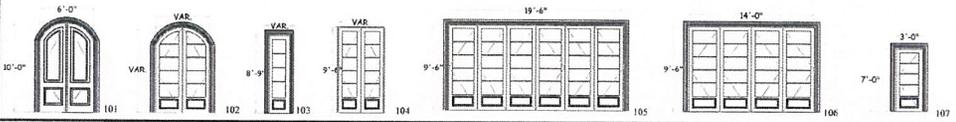
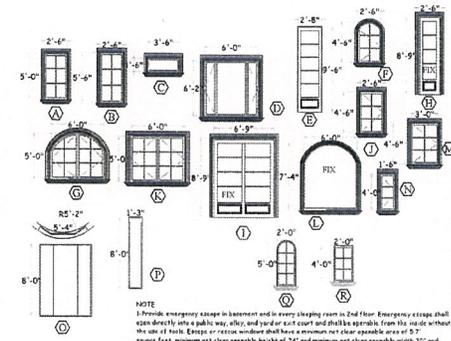
NOTE
ALL ROOFTOP MECHANICAL EQUIPMENT
MUST BE FULLY SCREENED.

ROOF
1-CLASS "A" 4PLY FIBERGLASS AS FOLLOWS:
ONE PLY OF 28# FIBERGLASS
HOTMOP TWO PLY OF 11# FIBERGLASS
ONE PLY OF 75# CAP SHEET W/25# MOPPING OF
HOT ASPHALT BETWEEN EACH PLY PER 100SQ
2-CLAY TILE WITH RR# 23700 FROM BORAL
CLAY TILE (2 PICES HALF BARREL)



DOOR SCHEDULE									
NO.	DOOR TYPE	DIMENSION		MATERIAL			FINISH	RATE	REMARKS
		WIDTH	HEIGHT	DOOR	FRAME	CORE			
101	A	2'-8"	8'-0"	1-3/4"	WOOD	WOOD	S.C.	PAINT	
102	B	2'-6"	8'-0"	1-3/4"	WOOD	WOOD	S.C.	PAINT	
103	C	3'-0"	8'-0"	1-3/4"	WOOD	WOOD	S.C.	PAINT	
104	D	2'-10"	8'-0"	1-3/4"	WOOD	WOOD	S.C.	PAINT	
105	E	3'-6"	8'-0"	1-3/4"	WOOD	WOOD	S.C.	PAINT	
106	F	2'-2 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	FRENCH
107	G	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
108	H	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
109	I	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
110	J	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
111	K	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
112	L	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
113	M	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
114	N	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
115	O	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
116	P	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
117	Q	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
118	R	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
119	S	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
120	T	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
121	U	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH
122	V	2'-3 1/2"	9'-6"	1-3/4"	WOOD	WOOD	S.C.	PAINT	TEMP. FRENCH

WINDOW SCHEDULE									
NO.	WIND TYPE	DIMENSION		MATERIAL			FINISH	RATE	REMARKS
		WIDTH	HEIGHT	WIND.	FRAME	GLASS			
101	A	2'-6"	5'-0"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
102	B	2'-6"	5'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
103	C	3'-6"	1'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
104	D	6'-0"	6'-2"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
105	E	2'-8"	9'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
106	F	2'-6"	4'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
107	G	6'-0"	5'-0"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
108	H	2'-6"	8'-9"	WOOD	WOOD	D-GLAZ	PAINT		FIX
109	I	6'-0"	8'-9"	WOOD	WOOD	D-GLAZ	PAINT		FIX
110	J	2'-6"	4'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
111	K	6'-0"	5'-0"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
112	L	6'-0"	7'-4"	WOOD	WOOD	D-GLAZ	PAINT	TEMP.	FIX
113	M	3'-0"	4'-6"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
114	N	1'-6"	4'-0"	WOOD	WOOD	D-GLAZ	PAINT	TEMP.	OPENABLE
115	O	R 5'-2"	8'-0"	WOOD	WOOD	D-GLAZ	PAINT	TEMP.	FIX
116	P	1'-3"	8'-0"	WOOD	WOOD	D-GLAZ	PAINT	TEMP.	FIX
117	Q	2'-0"	5'-0"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE
118	R	2'-0"	4'-0"	WOOD	WOOD	D-GLAZ	PAINT		OPENABLE



REVISIONS

BAHRAM RAJEN
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A-7



REVISIONS BY

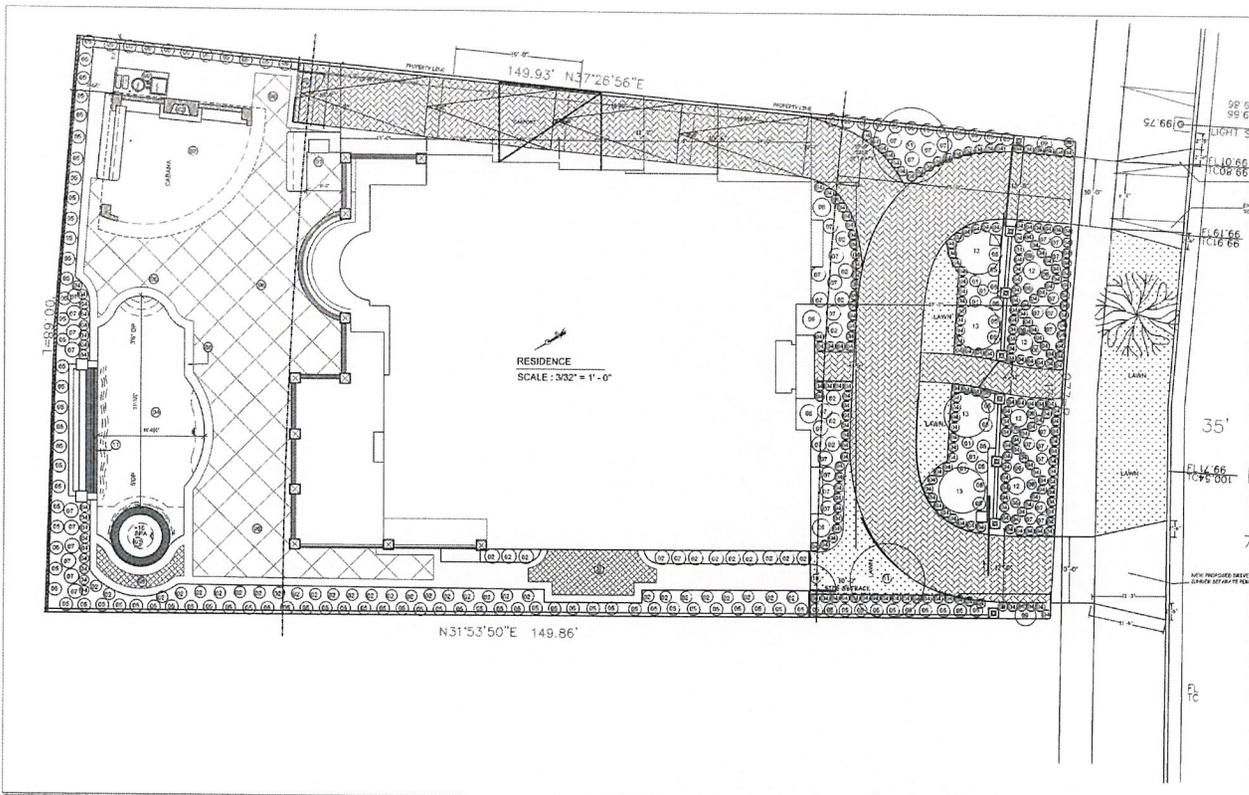
THE CONSULTANT'S WORK IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR SITES WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

BAHRAM RAHEN
 CONSULTANT ENGINEER
 1188 SANTA MONICA BLVD. SUITE 101 LOS ANGELES CA 90025



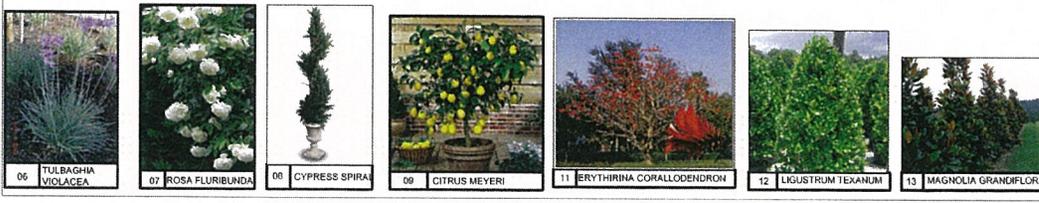
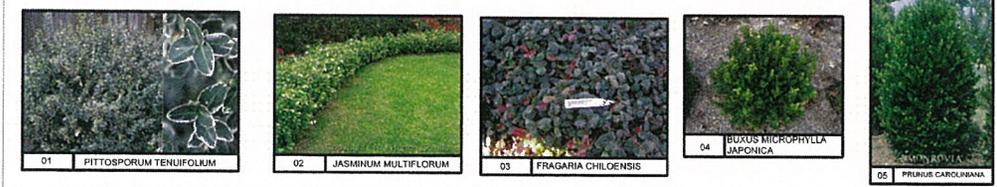
SINGLE FAMILY RESIDANCE
 512 Walden Dr
 Beverly Hills, CA 90210

A-10.1



CLIENT NAME: AMINPOUR RESIDENCE
 ADDRESS: 512 WALDEN DR.
 TEL: BEVERLY HILLS, CA 90212

Notes: LANDSCAPE PLAN



Note: Landscape theme
 Proposed Landscape complements to Traditional Tuscan Villa Architecture.
 Mediterranean garden is a best complements to Tuscan Villa home.
 landscape is made of plants that provide texture, color and structure such as iceberg rose, boxwood hedge, italian cypress and others. The icon of the Tuscan Villa Architecture home and landscape are plaster, paver, travertine, ironwork, columns, pool or fountain, hedges, iceberg rose, rosemary, italian cypress , fruit trees and flowers in terra cotta pots.

BOTANICAL NAME	COMMON NAME	NUMBER / SIZE	WATER NEEDS
1. PITTOSPORUM TENUIFOLIUM	VARIEGATED PITTOSPORUM (SILVER SHEEN)	5 GAL.	L
2. JASMINUM MULTIFLORUM	STAR JASMINE	1 GAL. 2" D.C.	M
3. FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	1 GAL.	L
4. BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	2 GAL. 2" D.C.	M
5. PRUNUS CAROLINIANA	CAROLINA CHERRIES	15 GAL. 1" D.C.	L
6. TULBAGHIA VIOLACEA	VIOLACEA	1 GAL. 2" D.C.	L
7. ROSA FLURIBUNDA	ICEBERG ROSES	5 GAL. 3" D.C.	M
8. CYPRESS	CYPRESS SPIRAL	15 GAL.	M
9. CITRUS MEYERI	MEYER LEMON	24" BOX	M
10. EUPHORBIA SOD	MARATHMA SOD	15 GAL.	M
11. ERYTHRINA CORALLODENDRON	CORAL TREE	40" BOX	L
12. LIGUSTRUM TEXANUM	LIGUSTRUM TEXANUM	15 GAL.	L
13. MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	40" BOX	L

DESIGN!

William L. Peacock, AIA
 Landscape Architect and Site Planner
 1709 Stonington Drive, Suite 100, Beverly Hills, CA 90212
 TEL: 310.350.2500

DRAWN BY: LINH
 SCALE: 1/8" = 1'-0"
 DATE: 05-01-13
 REVISION DATE: 07-09-13
 REVISION DATE: 12-05-13
 PAGE: 03-16-14

L1



FRONT ELEVATION VIEW

CLIENT NAME: AMINPOUR RESIDENCE
 ADDRESS: 11111 W. WILSON BLVD.
 TEL: BEVERLY HILLS, CA 90212

DESIGN

William J. Peacock, AIA
 landscape architect and site planner
 1811 17th St. #104, Los Angeles, CA 90015
 310.441.1111

Prof and Landscape Design Studio
 1828 Shoreside St., Westlake Village, CA 91361
 Tel: 818.732.2080

DRAWN BY: LINH
 SCALE: 1/4" = 1' - 0"
 DATE: 03-26-13
 REVISION DATE: 12-05-13
 REVISION DATE: 03-16-14

PAGE



Design Review Commission Report

455 North Rexford Drive

April 3, 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 AT THE PROPERTY LOCATED AT 512 WALDEN DRIVE (PL1332699).

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

Section 1. Deborah Nassirzadeh, agent, on behalf of Bobak and Pauline Aminpour, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 512 Walden 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 April 3, 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: April 3, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission