



## Design Review Commission Report

**Meeting Date:** Thursday, April 3, 2014  
(Continued from Thursday, February 6, 2014)

**Subject:** **356 South Clark Drive (PL1400474)**  
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** David Assulin

**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 February 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 compatibility between the left and right portions of the façade, connection of the entryway to the street, fenestration and entablature on the entry tower, and configuration of the front yard pedestrian and automobile gates.

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

- Removal of three windows and entablature on the entry tower and replacement with one large arched window;
- Relocation of porte cochere to set it back from primary façade by 3'-0";
- Addition of a water feature on the blank wall near the entry door;
- Increased balcony depth on the second floor;
- Reduction in width of front yard fence pilasters to 8", and;
- New wrought iron front yard fence to attach pedestrian and automobile gates.

### 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, the new arched window above the entry does not work in proportionality as it is too large and competes with the entryway. It should be revised to a lesser arch so as not to create a top heavy feeling to the entry tower. The applicant may

#### Attachment(s):

- A. February 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. 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

April 3, 2014

wish to consider an alternative window configuration or introducing metalwork to incorporate better design elements located on other areas of the façade.

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.

### **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 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**

February 6, 2014 DRC Staff Report  
and Previously Proposed Plans



## City of Beverly Hills

### Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 856-5966

# Design Review Commission Report

---

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

**Subject:** **356 South Clark Drive (PL1400474)**

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

**Project Applicant:** David Assulin

**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 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 single-family residence appears to lack internal compatibility amongst the design elements and does not appropriately convey the Spanish Mission Revival style of architecture. Specifically, the following elements should be reconsidered:

- The pilasters at the pedestrian and automobile entrances should be physically connected through a low wall.
- The front door, which is currently proposed perpendicular to the street, should be revised to be parallel to the street to enhance the connection between the structure and street.
- The porte cochere should be setback to the solid entry portico wall, at a minimum, to reduce its impact on bulk and mass.
- The entablature above the entryway appears pasted on to the façade with no other features that incorporate it into the overall design. Additionally, the relationship between the three squared windows, the entablature, and entryway do not work as an overall composition.
- The left and right portions of the façade are stylistically different and do not appear to relate to create an overall cohesive aesthetic for the front façade.

## 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):

- 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

filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on January 27, 2014; the site was posted on January 8, 2014. To date staff has not received comments in regards to the submitted project.



← north

proposed house  
356 S. Clark Dr.

south →

PROPOSED HOUSE  
3-DIMENSIONAL PERSPECTIVE  
RENDERING

NO SCALE

**Mr. K Build**  
Home Improvement Co.  
8301 BEVERLY BLVD. #340  
BEVERLY HILLS, CA, 90246  
310.779.3435

OWNER: J. CLARK  
DESIGNER: J. CLARK  
DATE: 06/14/2015  
PROJECT NO.: 356 S. CLARK DR.  
DRAWING NO.: 01

PROPOSED NEW HOME CONSTRUCTION:  
356 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PRINTS  
© 2015 MR. K BUILD HOME IMPROVEMENT CO. ALL RIGHTS RESERVED.

ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF MR. K BUILD HOME IMPROVEMENT CO. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MR. K BUILD HOME IMPROVEMENT CO.

REVISIONS:

NO. DESCRIPTION

1. 06/14/2015

2. 06/14/2015

3. 06/14/2015

4. 06/14/2015

5. 06/14/2015

6. 06/14/2015

7. 06/14/2015

8. 06/14/2015

9. 06/14/2015

10. 06/14/2015

11. 06/14/2015

12. 06/14/2015

13. 06/14/2015

14. 06/14/2015

15. 06/14/2015

16. 06/14/2015

17. 06/14/2015

18. 06/14/2015

19. 06/14/2015

20. 06/14/2015

21. 06/14/2015

22. 06/14/2015

23. 06/14/2015

24. 06/14/2015

25. 06/14/2015

26. 06/14/2015

27. 06/14/2015

28. 06/14/2015

29. 06/14/2015

30. 06/14/2015





**Design Review Commission Report**

455 North Rexford Drive

April 3, 2014

**Attachment B**

Applicant's Written Response  
to Commission's Comments

**1. The former stucco bands and former small three windows don't match the rest of the house.**

The stucco bands and contrasting color have been removed. The former small three windows have been changed to one large arch window the same size as the lower entry arch.

**2. The porte cochere is too far forward.**

The porte cochere has been moved back 3 feet.

**3. There's no access from the entry to the porte cochere.**

Access steps have been added from the porte cochere to the entry.

**4. There's nothing at the back wall of the entry.**

A water feature has been added to the back wall of the entry.

**5. The 2nd floor balcony is too shallow.**

The 2nd floor balcony depth has been increased.

**6. The front pilasters close to the sidewalk are too wide.**

The pilasters have been narrowed 8" on each side.

**7. The front pilasters don't connect to each other.**

The front pilasters are now all the way across front of the property and a matching iron railing connects them.



**Design Review Commission Report**

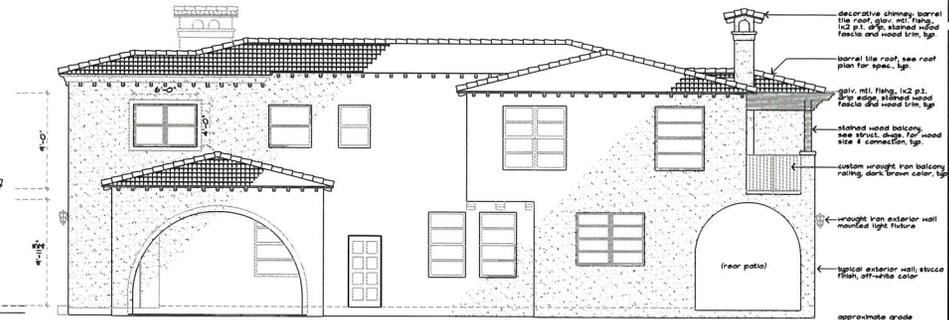
455 North Rexford Drive

April 3, 2014

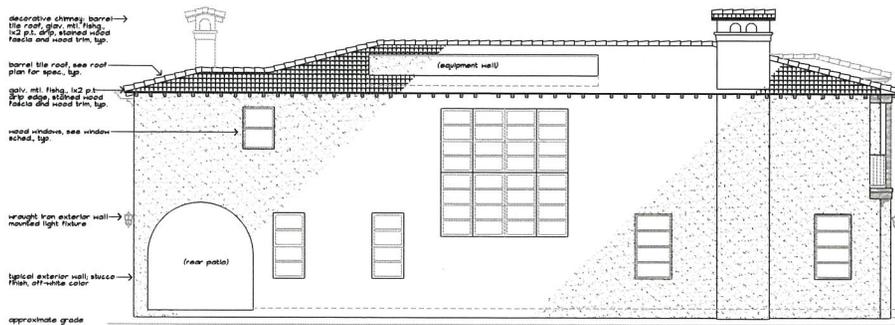
**Attachment C**  
Project Design Plans



**FRONT/ WEST ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**RIGHT/ SOUTH ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**LEFT/ NORTH ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET



**REAR/ EAST ELEVATION**  
1/4" SCALE FOR 30"x42" SHEET

**EXTERIOR ELEVATIONS**  
1/4" SCALE FOR 30"x42" SHEET



OWNER: #20286  
ADDRESS: #1000777  
ADDRESS: 1056 SOUTH CLARK DRIVE  
ADDRESS: BEVERLY HILLS, CA 90211  
PHONE: 888-792-8453  
COPYRIGHT: 2008/08/01

PROPOSED NEW HOME CONSTRUCTION:  
1056 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PLOTS  
COPYRIGHT © 2008, 2009  
ALL RIGHTS RESERVED. ALL  
RIGHTS RESERVED.

PLEASE NOTE: THE DRAWINGS  
SHOWN ARE THE PROPERTY OF  
THE ARCHITECT AND ARE NOT TO  
BE REPRODUCED OR COPIED  
WITHOUT HIS WRITTEN  
CONSENT.

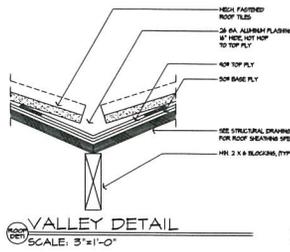
REVISIONS:

NO.	DATE	DESCRIPTION
1		

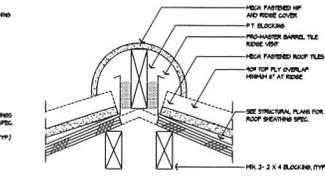
DESIGNER: C.J.  
DATE: 3-11-14  
PROJECT NO.:

PROJECT NO.:  
1056 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA 90211  
DRAWING NO.:

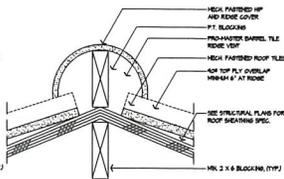
OF -



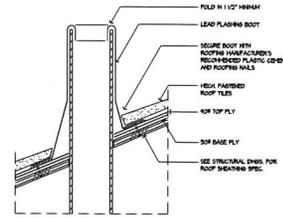
**VALLEY DETAIL**  
SCALE: 3/4"=1'-0"



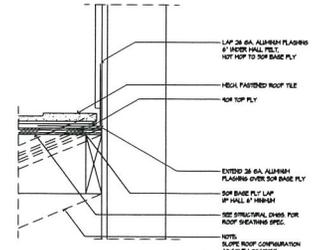
**LEVEL RIDGE DETAIL**  
SCALE: 3/4"=1'-0"



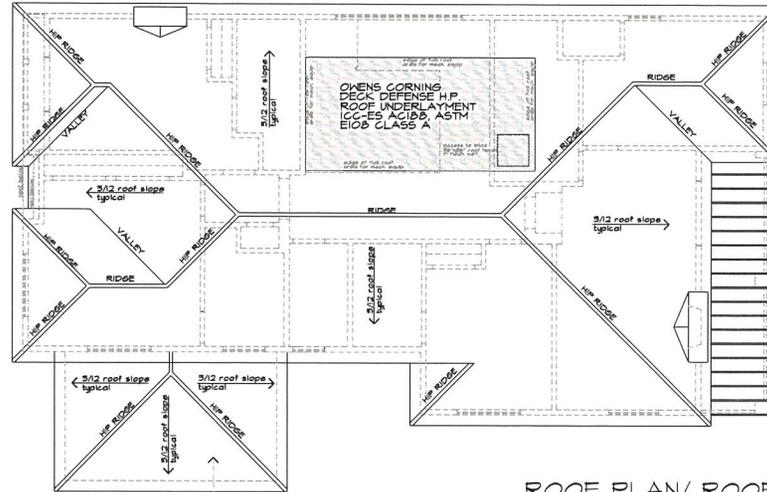
**HIP RIDGE DETAIL**  
SCALE: 3/4"=1'-0"



**VENT THRU ROOF**  
SCALE: 3/4"=1'-0"



**RAKE/WALL DETAIL**  
SCALE: 3/4"=1'-0"



**ROOF PLAN/ ROOF DETAILS**  
1/4" SCALE FOR 30"x42" SHEET

SPANISH MISSION  
TILE ROOF, TYPICAL  
BARTILE ROOFS INC.  
STD WEIGHT TILES  
FOR 3/12 ROOF SLOPE  
ICC-ES ESR-2718  
OR OWNER AND CITY  
APPROVED EQUAL  
INSTALL PER MANUF.'S  
SPECS., TYP.



CONTACT AT: KATHA  
3800 S. 4000 ST.  
SANTA ANA, CA 92707  
949.441.1173  
949.441.1174  
17171717171  
17171717171  
17171717171  
17171717171

PROPOSED NEW HOME CONSTRUCTION:  
386 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PRINTS

COPYRIGHT © 2014, ALL RIGHTS RESERVED. ALL RIGHTS RESERVED.

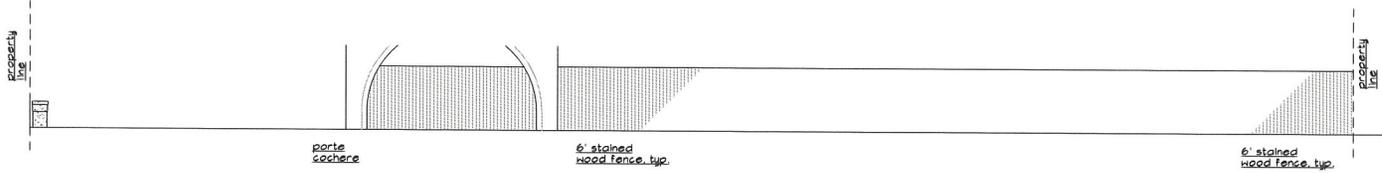
THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO THE 2014 CALIFORNIA BUILDING CODE, ALL APPLICABLE ORDINANCES, AND PERMITS.

NO.	DATE	DESCRIPTION

DATE: CJ  
3-11-14

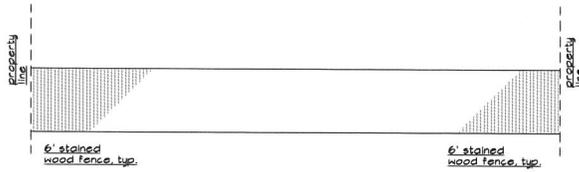
PROJECT NO.:  
1408-13, JUNE 2013

DRAWING NO.:



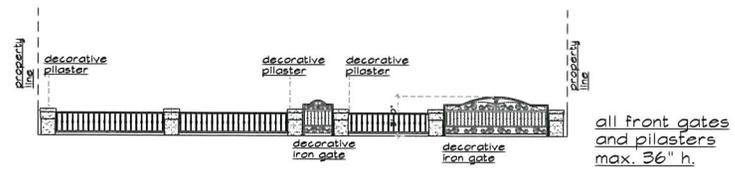
**RIGHT SIDE  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



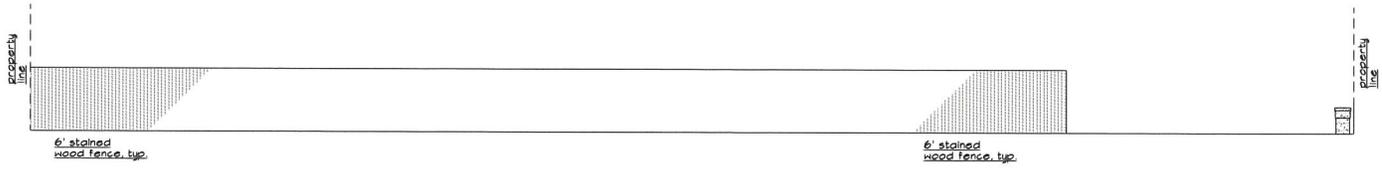
**REAR  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



**FRONT  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET



**LEFT SIDE  
FENCE ELEVATION**

1/4" SCALE FOR 30"x42" SHEET

**FENCE ELEVATIONS**  
1/4" SCALE FOR 30"x42" SHEET

**Mr. A. Build**  
Home Improvement Co.  
8351 BEVERLY BLVD. #340  
BEVERLY HILLS, CA. 90210  
888-759-3453

1799 Avenue of the Stars  
Suite 400  
Beverly Hills, CA 90210  
Phone: 888-759-3453  
Fax: 310-276-1006  
cag@mrainc.com

PROPOSED NEW HOME CONSTRUCTION:  
336 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PRINTS

Copyright © 2014, all other rights reserved. No. 14-000000

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MR. A. BUILD HOME IMPROVEMENT CO. ANY REPRODUCTION, DISTRIBUTION, OR ALTERATION IS STRICTLY PROHIBITED.

REVISIONS:	DATE	DESCRIPTION

DRAWN BY: C.J.  
DATE: 3-11-14  
REVIEWED BY:  
DATE:  
PROJECT NO.:  
DATE: 11-17-2013  
DRAWING NO.:  
OF -



←north

proposed house  
356 S. Clark Dr.

south→

PROPOSED HOUSE  
3-DIMENSIONAL PERSPECTIVE  
RENDERING  
NO SCALE

**Mr. K Build**  
Home Improvement Co.  
833 BEVERLY BLVD. #500  
BEVERLY HILLS, CA 90210  
888-792-2465

OFFICE: 312-222-2222  
OFFICE: 312-222-2222  
OFFICE: 312-222-2222  
OFFICE: 312-222-2222  
OFFICE: 312-222-2222

PROPOSED NEW HOME CONSTRUCTION:  
356 SOUTH CLARK DRIVE  
BEVERLY HILLS, CA, 90211

DO NOT SCALE PRINTS  
CONTRACTOR TO VERIFY ALL DIMENSIONS  
ON SITE

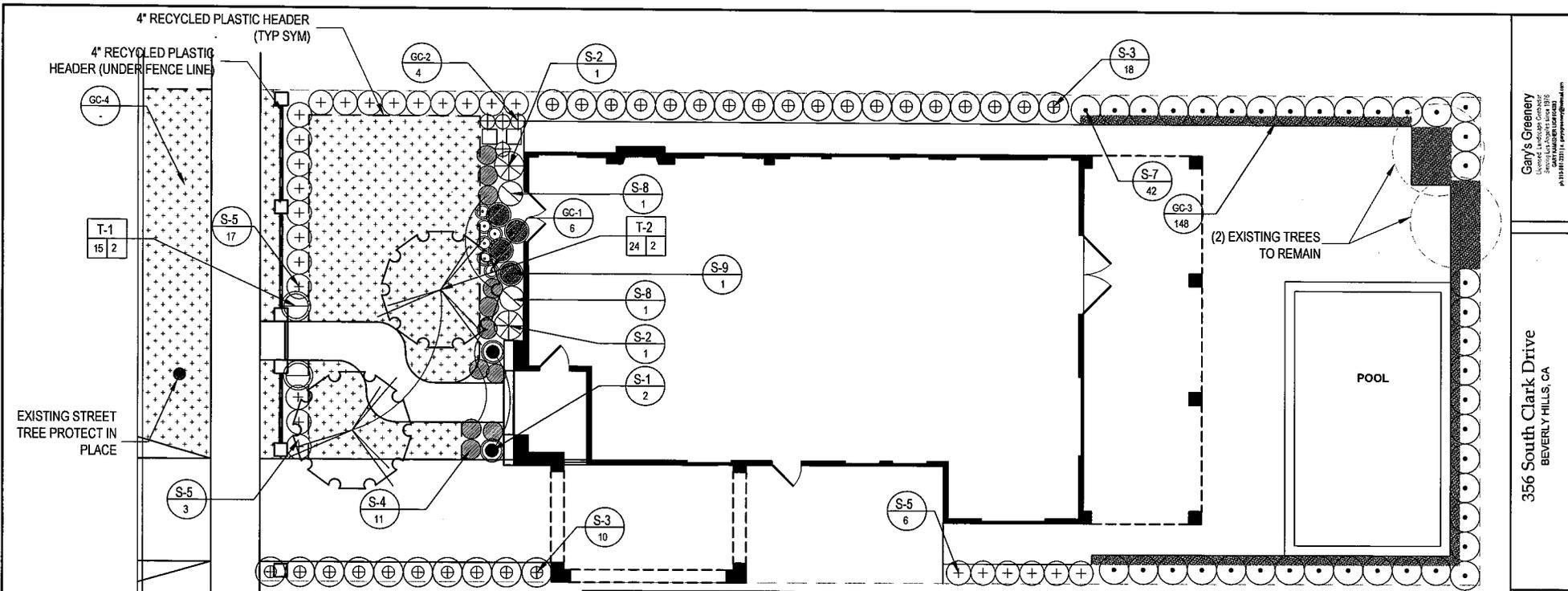
THESE PLANS AND SPECIFICATIONS  
ARE PREPARED FOR THE SOLE  
USE OF THE CALIFORNIA  
REGISTERED ARCHITECTS  
AND ENGINEERS ONLY

REVISIONS:  
1. NONE

DESIGNED BY: CJ  
3-11-14

PROJECT NO.:  
356 S. Clark Dr.  
DRAWING NO.:  
1 OF 1





MULCH NOTE:  
CONTRACTOR SHALL INSTALL A 3" LAYER OF SHREDDED BARK  
MULCH IN ALL PLANTER AREAS (1" 1/2" FOR GROUNDCOVER AREAS)  
UNLESS OTHERWISE SPECIFIED IN THE PLANS.

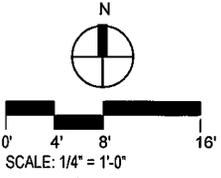
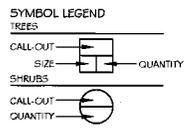
**PLANTING LEGEND**

SYM	CALL-OUT	BOTANIC NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE	NOTES
<b>TREES</b>								
	T-1	Laurus nobilis	Bay Leaf	2	15 gal.	per plan	Low	Column Form
	T-2	Olea e. 'Swan Hill'	Fruitless Olive	2	48" Box	per plan	Low	Standard
<b>SHRUBS</b>								
	S-1	Rosa cvs. 'Double Delight'	Double Delight Rose	2	15 gal.	per plan	Mod	Tree Form
	S-2	Dodonea v. 'Purpurea'	Purple Hopseed	2	15 gal.	per plan	Low	
	S-3	Prunus c. 'Dright N' Tight'	Bright N' Tight Laurel	28	15 gal.	36" o.c.	Mod	
	S-4	Lavandula d. 'Goodwin Creek'	Lavender	11	1 gal.	24" o.c.	Low	
	S-5	Ligustrum j. 'Texanum'	Wax Leaf Privet	26	15 gal.	30" o.c.	Mod	
	S-6	NOT USED						
	S-7	Pittosporum t. 'Silver Sheen'	Silver Sheen Kohuhu	39	15 gal.	36" o.c.	Mod	
	S-8	Rosmannus o. 'Blue Spire'	Blue Spire Rosemary	2	5 gal.	30" o.c.	Low	
	S-9	Salvia clevelandi	Cleveland Sage	4	5 gal.	30" o.c.	Very Low	
<b>GROUND COVERS</b>								
	GC-1	Achillea 'Moonshine'	Moonshine Yarrow	6	1 gal.	18" o.c.	Low	
	GC-2	Festuca o.g. 'Elijah Blue'	Elijah Blue Fescue	4	1 gal.	18" o.c.	Low	
	GC-3	Liriope spicata	Creeping Lilly turf	148	Flats	12" o.c.	Mod	Plant along patio edge
	GC-4	Turf	Marathon II	-	-	831 sq.ft.	High	

**GENERAL PLANTING NOTES**

- INSTALLER SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. INSTALLER SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID STRUCTURES.
- INSTALLER SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS.
- ALL PLANT MATERIAL SHALL BE APPROVED PRIOR TO INSTALLATION. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN REQUEST TO THE OWNER OR THE OWNER'S REPRESENTATIVE.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- ALL GROUNDCOVERS SHALL BE HELD BACK 4" FROM THE EDGE OF NEW SHRUBS, TYPICAL, AND 2" FROM THE BACK OF CURBS OR EDGE OF WALKS.
- TREES SHALL BE LOCATED A MINIMUM OF 4' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT AREA, UNLESS OTHERWISE SPECIFIED.
- ALL PLANTING AREAS (EXCEPT LAWN AND HYDROSEED AREAS) WILL BE TOPPED WITH A 3" LAYER OF SPECIFIED MULCH (1 1/2" IN THE CASE OF GROUNDCOVER).
- SEPARATE ALL GROUNDCOVER AND SHRUB AREAS FROM LAWN AREAS WITH HEADERS.
- REMOVE ALL STAKES AND TRELLIS FROM VINES AND ESPALIERS AND SECURE TO WALLS, FENCES, AND POSTS UNLESS OTHERWISE SPECIFIED.
- IN ALL CASES "ROOT BOUND" TREES WILL NOT BE ACCEPTED.

THERE IS NO LANDSCAPE LIGHTING IN THIS PROJECT



**FRONT YARD AREA CALCULATIONS**

FRONT YARD AREA 1,340 SQ. FT.  
LANDSCAPE AREA 923 SQ. FT. (69%)  
HARDSCAPE AREA 431 SQ. FT. (32%)  
CALCULATIONS DO NOT INCLUDE ROW PARKWAY (256 SQ. FT.)

**Underground Service Alert**  
Call: TOLL FREE  
1-800  
422-4133  
TWO WORKING DAYS BEFORE YOU DIG

Gary's Greenery  
Licensed Landscape Contractor  
State License #12000000  
355 South Clark Drive  
Beverly Hills, CA 90212  
415.482.2811 | gary@garysgreenery.com

355 South Clark Drive  
BEVERLY HILLS, CA

**Landscape Planting Plan**

DATE: 03/15/2014  
SCALE: 1/4" = 1'-0"

L 2.0

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE REGULATIONS AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

GARY KAMISHER, LICENSED CONTRACTOR  
CA. LICENSE #904383



**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 **356 SOUTH CLARK DRIVE (PL1400474)**.

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

Section 1. **Craig Johnson**, agent, on behalf of **David Assulin**, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a new two-story single-family residence** for the property located at **356 South Clark Drive** which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s

Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on 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