



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, April 3, 2014

Subject: **133 North Wetherly Drive (PL1404050)**

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: Jamshid Azizzadeh

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

REPORT SUMMARY

The applicant is requesting approval 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 proposed style is identified by the applicant as International; 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 is contained in its International design and the scale and mass is appropriate to both the property and streetscape. The design contributes to the eclectic aesthetic of the existing neighborhood and will positively enhance the area. However, it is recommended that the applicant utilize a true wood material, as opposed to a trex material, and introduce contrasting accent materials to provide greater dimensionality to the design.

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.

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



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

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 March 25, 2014; the site was posted on March 18, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

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

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

The proposed development follows the design guidelines of the International Style. The design embodies steel, glass and concrete construction. There is a strong asymmetry in the facade, which is modulated into different planes that push back and forth. The exterior walls are not structural load bearing, but rather an opportunity for indoor outdoor openness. The exterior of the building expresses the location of the interior spaces. The facade lacks ornamentation and the window surrounds are very delicate and minimal.

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

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

D Site & Area Characteristics

Lot Dimensions: 115.31x50x115.28x50 Lot Area (square feet): 5,764.80 SF
 Adjacent Streets: Wilshire Blvd., Clifton Way, Doheny Drive, Almont Drive

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:	_____	_____	_____
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:

Mr. Azizzadeh is friendly with his neighbors, he has discussed his plans to rebuild his home with a number of them, who are all supportive and like to see the street improved.

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:	24'		24'
Roof Plate Height:		22'	22'
Floor Area:	3,805.92	1,589 SF	3,756.81 SF
Rear Setbacks:	24'-10"	44'	23'-1" incld.5% encroach
Side Setbacks:	S/E 5'	S/E 8'-10"	S/E 5'
	N/W 5'	N/W 4'	N/W 5'
Parking Spaces:	2min	2	4

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: La Habra Stucco, Trex Engineered Wood
Texture /Finish: Stucco: Steel Troweled, Wood: Smooth
Color / Transparency: Stucco: Crystal White and Custom La Habra Dark Brown, Wood: Lava Rock

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

Material: Fleetwood Aluminum Trim, Glass
Texture /Finish: Anodized Aluminum, Dual Glaze Glass
Color / Transparency: F-4, Glass: Clear

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

Material: Concealed metal frame with Trex Siding Engineered Wood
Texture /Finish: Smooth
Color / Transparency: Lava Rock

PEDIMENTS

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

ROOF

Material: Not Visible Membrane Roof
Texture /Finish:
Color / Transparency:

CORBELS

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

CHIMNEY(S)

Material: La Habra Stucco
Texture /Finish: Steel Troweled
Color / Transparency: La Habra Custom Dark Brown

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

COLUMNS

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

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Recessed or Concealed Simes Stainless-Steel
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: Concrete
Texture /Finish: Smooth
Color / Transparency: Dark Grey

FREESTANDING WALLS AND FENCES

Material: Trex Engineered Wood Siding
Texture /Finish: Smooth
Color / Transparency: Lava Rock

OTHER DESIGN ELEMENTS

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

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

In keeping with the modern international style architecture, the landscape design is a minimal statement of drought tolerant UC Verde grass island surrounded by Agave succulents dotted on gravel beds. Olive and Desert Museum Palo Verde, which are low water use trees frame the building from the street view to soften the appearance of the structure and help blend it into a garden like visual appearance for the city.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

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

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

The proposed development follows the design guidelines of a Modern architectural style known as the International Style. The design embodies steel, glass and concrete construction. There is a strong asymmetry in the facade, which is modulated into different planes that push back and forth. The exterior walls are not structural load bearing, but rather an opportunity for indoor outdoor openness. The exterior of the building expresses the location of the interior spaces. The facade lacks ornamentation and the window surrounds are very delicate and minimal. +

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.

The international style is defined by the relationship between indoor and outdoor spaces. The facade of the home is modulated to create a more organic impact on the landscape. Large openings of glass have been positioned on the facade to blend the inside and outside spaces. The first floor is pushed back to create a porch area, creating a indoor outdoor connection for the living room. The use of minimal materials and complete lack of ornamentation allows the home to blend into the landscape rather than compete with it.

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

In addition the the property owners interest in the aesthetic appeal of the style, developments of international style homes in Beverly Hills in recent years and their enhancement for the neighbourhood, our lot's proximity to Wilshire Blvd., and the diverse character of the surrounding homes, allowed us to explore developing an international style home.

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 proposed development respects all set back requirements established by the city. In addition, the proposed landscape plan and the positioning of proposed windows work together in creating a more private atmosphere for both the property owner and 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.

Currently Wetherly Drive between Wilshire Blvd and Clifton lacks any type of pattern in architectural style. There are older homes, new developments, one story, two story, some gated off entirely, some open to view with a complete lack of landscaping. The set backs vary, with the exception of new developments that follow the 20' required set back. Due to the diverse and unique character of the streetscape, the addition of the proposed development will have a mild impact on the character, while still adding a upgraded charm, with both architecture and landscaping working together to add to the garden quality of the neighborhood. +

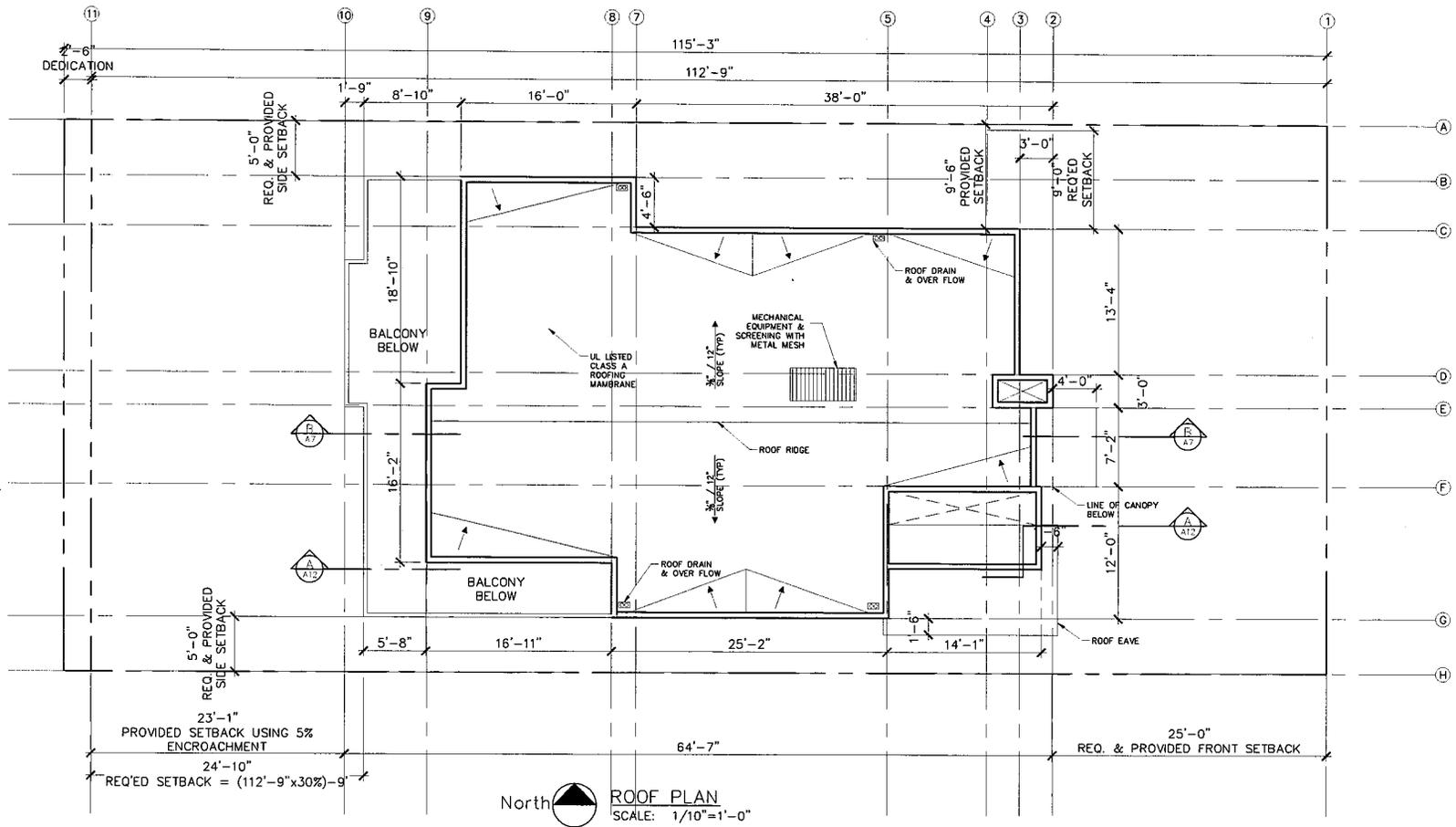


Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B
Project Design Plans

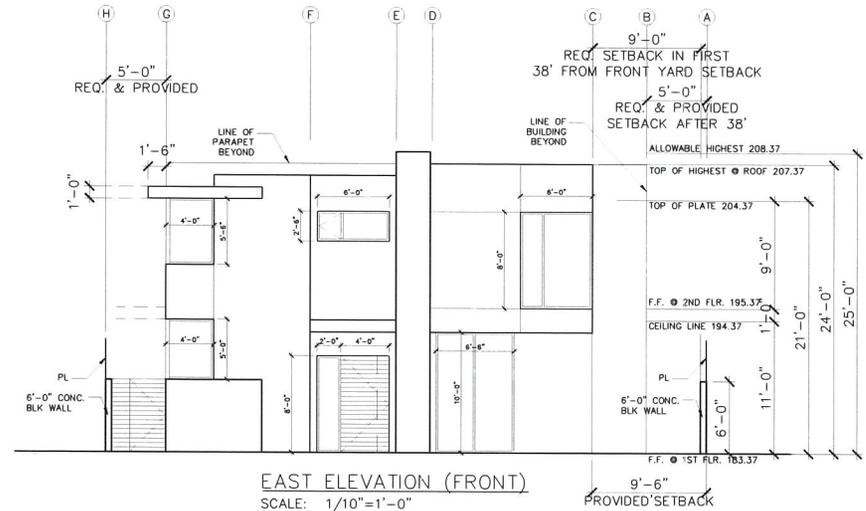


SAM GHANOUNI DESIGNER
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 LOS ANGELES, CA 90035
 TEL (310) 430-1976
 samghanouni@me.com

**133 NORTH WETHERLY DRIVE,
 BEVERLY HILLS, CA 90211
 (N) SINGLE FAMILY RESIDENCE**

ROOF PLAN

A5.0

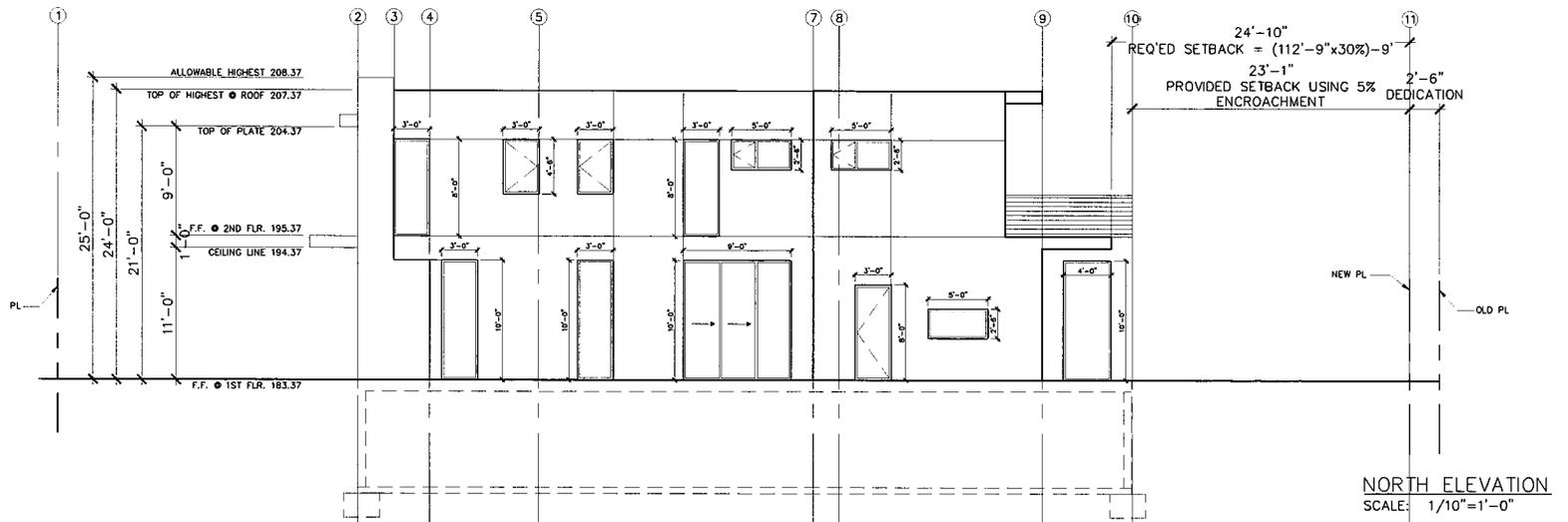
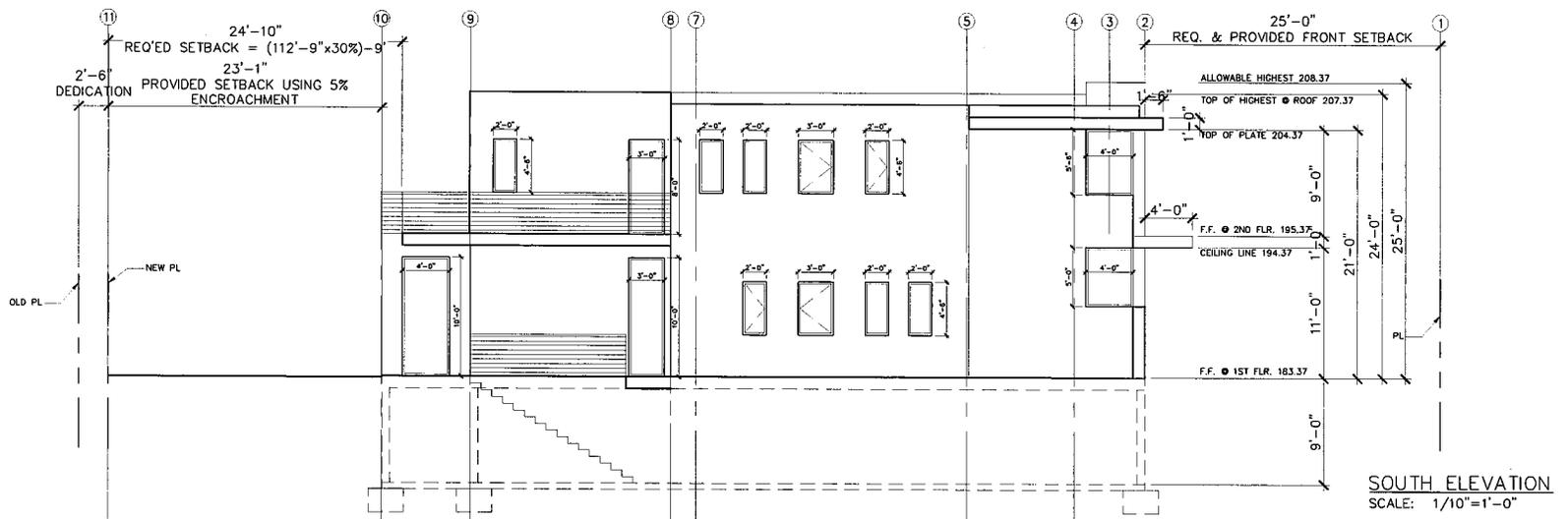


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**133 NORTH WETHERLY DRIVE,
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**EAST & WEST ELEVATIONS &
 COLOR ELEVATION**

A7.0



SAM GHANOUNI DESIGNER

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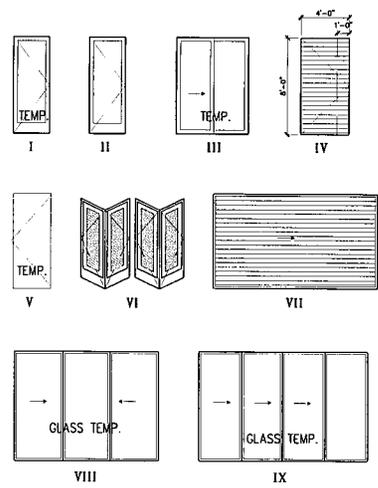
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**133 NORTH WETHERLY DRIVE,
BEVERLY HILLS, CA 90211
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NORTH & SOUTH ELEVATIONS

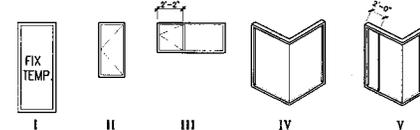
A7.1

DOOR AND FRAME SCHEDULE															DOOR TYPES			
MARK	SYMBOL	DOOR			FRAME				FIRE RATING LABEL	CLOSER	DOOR STOP	THRESHOLD *	WEATHER STRIPPING	SELF CLOSING	MAGNET	NOTES		
		SIZE			MATL	GLAZING												
		WD	HGT	THK		TEMPERED	CLEAR PLATE	DUAL GLAZED									SANDBLASTED	METAL
1	IV	4'-0"	8'-0"	1 3/4"	METAL	-	-	-	-	-	YES	YES	YES	YES	PIVOT ENTRY DOOR - TREX SIDING FINISH ON METAL FRAME DOOR			
2	III	6'-0"	10'-0"	4"	ALUM.	YES	YES	YES	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
3	VIII	9'-0"	10'-0"	4"	ALUM.	YES	YES	YES	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
4	I	3'-0"	8'-0"	1 3/4"	ALUM.	YES	-	YES	YES	-	YES	YES	YES	YES	TEMPERED KITCHEN DOOR			
5	III	7'-0"	10'-0"	4"	ALUM.	YES	YES	YES	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
6	IX	14'-0"	10'-0"	4"	ALUM.	YES	YES	YES	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
7	II	3'-0"	8'-0"	1 3/8"	WOOD HOLLOW CORE	-	-	-	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
7.1	II	2'-8"	8'-0"	1 3/8"	WOOD HOLLOW CORE	-	-	-	-	-	NO	YES	NO	NO	BEDROOM, CLOSET			
8	II	2'-8"	6'-8"	1 3/8"	WOOD HOLLOW CORE	-	-	-	-	-	NO	YES	NO	NO	P.R., BATHROOM			
8.1	II	3'-0"	6'-8"	1 3/8"	WOOD HOLLOW CORE	-	-	-	-	-	NO	YES	NO	NO	BEDROOM, CLOSET			
9	V	3'-0"	6'-8"	-	GLASS	YES	YES	-	-	-	NO	YES	NO	NO	SHOWER DOOR			
9.1	V	3'-0"	6'-8"	-	GLASS	YES	-	-	-	-	NO	YES	NO	NO	TOILET DOOR			
10	III	7'-0"	8'-0"	4"	ALUM.	YES	YES	YES	-	-	NO	NO	YES	YES	TEMPERED BALCONY/PATIO SLIDING DOOR			
11	VI	PR 2'-10"	6'-8"	1 3/8"	WOOD HOLLOW CORE	-	-	-	-	-	YES	YES	NO	NO	W/D - PAIR OF BI-FOLD			
12	VII	20'-0"	6'-0"	1 3/4"	METAL	-	-	-	YES	-	YES	NO	NO	NO	SLIDING GARAGE DOOR - TREX SIDING FINISH ON METAL FRAME DOOR			



HARDWARE NOTES APPLICABLE TO ALL DOORS:
 HINGES USED FOR WOOD DOORS SHALL BE BLABBERING TYPE, OIL BRUSH BRONZE AS MANUF. BY "STANLEY".
 DOOR HANDLES SHALL BE LEVER TYPE, HANDICAP APPROVED, OIL BRUSH BRONZE FIN. & CENTERED BETWEEN 30" - 44" ABOVE FLOOR.

WINDOW SCHEDULE										WINDOW TYPES				
MARK	SYMBOL	WINDOW			TYPE	FRAME			NOTES					
		SIZE		MATL		GLAZING	METAL	ALUM.		WOOD				
		WD	HGT											
A	II	3'-0"	4'-6"	ALUM.	CASEMENT	-	-	YES	DUAL GLAZED					
B	I	3'-0"	10'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
C	I	3'-0"	8'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
D	I	2'-0"	8'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
E	I	4'-0"	10'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
F	II	2'-0"	4'-6"	ALUM.	CASEMENT	-	-	YES	DUAL GLAZED					
G	III	6'-0"	2'-6"	ALUM.	CASEMENT/FIXED	-	-	YES	DUAL GLAZED					
H	V	6'-0"+3'-0"	8'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
I	IV	4'-0"+4'-0"	5'-0"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
J	IV	4'-0"+4'-0"	5'-6"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
K	I	5'-0"	2'-6"	ALUM.	FIXED	-	-	YES	DUAL GLAZED					
L	III	5'-0"	2'-6"	ALUM.	CASEMENT/FIXED	-	-	YES	DUAL GLAZED - SANDBLASTED OR FIRE ETCHED					



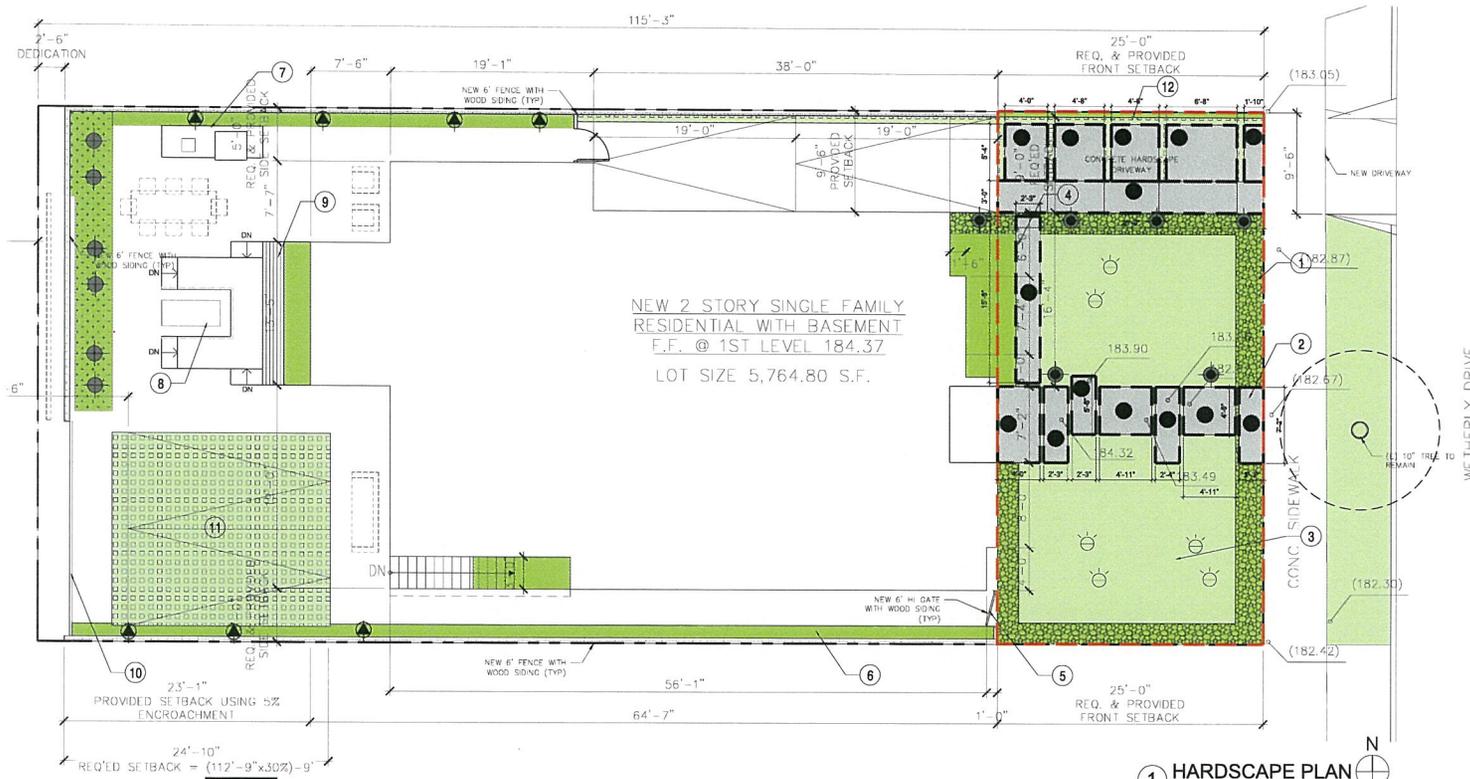
SAM GHANOUNI DESIGNER 9049 ALCOTT ST., UNIT 205 LOS ANGELES, CA 90035 TEL (310) 430-1976 samghanouni@me.com	133 NORTH WETHERLY DRIVE, BEVERLY HILLS, CA 90211 (N) SINGLE FAMILY RESIDENCE	DOORS & WINDOWS SCHEDULE	A8.0
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133 N. Wetherly (SITE)
Existing Condition



133 N. Wetherly (SITE)
Proposed



- KEYNOTES**
1. GRAVEL
 2. CONCRETE PAD
 3. LAWN AREA
 4. HEDGE
 5. GATE W/ FENCE
 6. PLANTING AREA
 7. BBQ W/ SINK
 8. SUNKEN W/ FIREPIT
 9. BUILT-IN BENCH
 10. SLIDING GATE
 11. PARKING OVER DRIVABLE GRASS
 12. 5' H. GREEN SCREEN FENCE W/ VINE FOR SCREENING FROM NEIGHBORS DRIVEWAY.

- LIGHTING LEGEND**
- ☉ DIRECT BURIAL UPLIGHTING (GRASS)
CORONA CL303 BLACK OR EQUAL
 - ◆ TREE UPLIGHT
LUMIERE CAMBRIA 203 50W BLACK
 - ◆ PATH LIGHT
MINI BOLLARD LIGHT
HUNZA - MINI BOLLARD
 - ◆ PATH LIGHT
HUNZA SINGLE POLE LIGHT
SPL BZ
WITH SUPER SPIKE KIT
 - ◆ LED STRIP LIGHT
LED LIGHTING COMPANY

- FRONT YARD HARDSCAPE AREA CALCULATION**
- MAX. HARDSCAPE AREA = 400 SF.
HARDSCAPE AREA PROVIDED 362 SF.
- = 191 SF.
 - = 36 SF.
 - = 13 SF.
 - = 44 SF.
 - = 49 SF.
 - = 29 SF.
 - = 362 SF.
- LANDSCAPE AREAS
 - LAWN AREAS
 - FRONT YARD PAVING AREA



Underground Service Alert!

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

SECTION 42 BENEFIT OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE USED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT ID NUMBER. LANDSCAPE NO SERVICE ALERT.

TOLL FREE: 1-800-422-4133 (CALL BY WORKING DAYS BEFORE YOU DIG)

Revisions	

SQA Inc.
Landscape Architects
220 N. WETHERLY DR. BEVERLY HILLS, CA 90210
Tel: 310.215.1400
www.sqa.com

113 N. WETHERLY DR.
BEVERLY HILLS, CA

drawing title	
HARDSCAPE PLAN	
designed	project number
drawn	scale
checked	as shown
revised	drawing number
date	

LC-1

3-12-2014



OLEA EUROPAEA
'SWAN HILL'
FRUITLESS OLIVE TREE

CERCIDIUM HYBRID
'DESERT MESEUM'
HYBRID PALO VERDE

DODONAEA VISCOSA
'PURPUREA'
HOPBUSH

BOUTELOUA DACTYLOIDES
UC VERDE BUFFALO GRASS

DASYLIRION WHEELERI
DESERT SPOON

AGAVE VITORIAE
QUEEN VITORIA AGAVE

FICUS PUMILA
CREEPING FIG

① LANDSCAPE ELEVATION (@FRONT)
SCALE: NTS.

Underground Service Alert

Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG
SECTION ELEMENTS OF THE GOVERNMENT CODE REQUIRE A
DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A
STARTER IS SOUGHT OR A HOLE IS MADE FOR YOUR UN-ALIGNED
NUMBER CALL LANDGROUND SERVICE ALERT
TOLL FREE: 1-800-422-4133 (CALL 24 HOURS A DAY)
BEFORE YOU DIG

Revisions	
△	△
△	△
△	△
△	△



113 N. WETHERLY DR.
BEVERLY HILLS, CA.

drawing title
LANDSCAPE ELEVATION (@ FRONT)

designed	project number
drawn	scale
checked	drawing number
revised	LE-1
date	3-12-2014





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**133 NORTH WETHERLY DRIVE,
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(N) SINGLE FAMILY RESIDENCE**

RENDERING

A10.0



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 133 NORTH WETHERLY DRIVE (PL1404050).

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

Section 1. Sam Ghanouni, agent, on behalf of Jamshid Azizzadeh, 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 133 North Wetherly 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, Chair
Design Review Commission