



Design Review Commission Report

Meeting Date: Thursday, May 1, 2014

Subject: 435 Peck Drive (PL1405470)

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: Hanasabzadeh Family

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

REPORT SUMMARY

The applicant is requesting review and 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 French 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 too massive for the site and the style of architecture may be inappropriate for the size of the property as French Revival homes tend to have greater bulk and mass than other styles.

Additionally, based on the proposed project, the ground floor and second floor appear to be from two separate buildings and the detailing is insufficient to create internal compatibility. Furthermore, the ground floor window treatments appear forced, as the detail is not evident elsewhere in the design, and the window sill above the entry needs to be further developed.

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

May 1, 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 April 21, 2014; the site was posted on March 15, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

May 1, 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 Architectural Style selected for the Residence is French-Style. The project has been articulated and the mass was designed to achieve the selected style also Heavily Precast entry element, exterior plaster and ornamented railings and entry door.

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

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

D Site & Area Characteristics

Lot Dimensions: 127.5'X50' Lot Area (square feet): 6,373.90 Sq.F.
 Adjacent Streets: West Olympic Blvd, and South Bedford 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:

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

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30'-0"	18'-0"	30'-0"
Roof Plate Height:	22'-0"	21'-10"	21'-10"
Floor Area:	4,049	2,044	4,048
Rear Setbacks:	27'-10"	29'-8"	28'-0"
Side Setbacks:	S/E 9' and then 5' N/W 5'	S/E 3' N/W 4'-8"	S/E 9' and then 5' N/W 5'
Parking Spaces:	Required by code (3 Stalls) , Existing 2 stalls		3 stalls

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: Smooth Exterior Plaster
Texture /Finish: Smooth Finish
Color / Transparency: DE6206, Desert Suede

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

Material: Aluminum clad windows from Sierra pacific windows,
Texture /Finish: Clear Finish Aluminum
Color / Transparency: Greek olive 081

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

Material: Metal Frame, Wrought Iron ornament and tempered Glass
Texture /Finish: Metal
Color / Transparency: black

PEDIMENTS

Material: Precast concrete
Texture /Finish: Sandstone design Inc, Smooth acid wash
Color / Transparency: DE 6253 Cotton Field, from Dunn Edwards

ROOF

Material: Real Slate roof from american slate
Texture /Finish: real stone; Andes Cliff blend with Mickinley heights
Color / Transparency: Green and Gray

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron Railing
 Texture /Finish: clear
 Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
 Texture /Finish: clear
 Color / Transparency: Dark Anodize brown

EXTERIOR LIGHTING

Material: Hinkley Lighting
 Texture /Finish: Chester Field 10.5"x20"
 Color / Transparency: Black Aluminum

PAVED SURFACES

Material: Interlock Block Pavers, from Acker-stone
 Texture /Finish: 12x12 Mega-combo-Tumbled
 Color / Transparency: Gray-Brown and ... blend

FREESTANDING WALLS AND FENCES

Material: Precast Conc. to match Building
 Texture /Finish: Smooth Acid wash
 Color / Transparency: DE 6253 Cotton Field, from Dunn Edwards

OTHER DESIGN ELEMENTS

Material:
 Texture /Finish:
 Color / Transparency:

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

The landscape theme follows the architectural style, which is French. The planting feature trees, shrubs and vines that are, for majority, low water usage plants found in the French Mediterranean area.

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.

Inspiration from French Style and using the elements of the style Such as articulation in the facades, heavily precast entry element, well ornamented railings and entry door and Dormers which function as vent for the attic area.

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 proposed project have harmonious articulations and symmetry as we have not proposed porte cochere. The frontage of the property (50') is landscaped except for the allowed driveway and predestinarian path to the residence. The new landscape design adds full size trees in the front yard and brings elements of a symmetrical French garden to the front of the house.

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

The selected Style is compatible with the neighborhood and the architecture of the building will enhance the appearance of the neighborhood by blending into its surrounding.

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.

Proposed Landscape on front yard and both sides of the property provide adequate privacy for the neighbors.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The French Style is compatible with the design of the new residences build on Peck drive adjacent to the subject project. Landscape patterns vary widely on the street and there is few number of mature trees, the proposed mature trees on the front will enhance the garden quality of the street and will integrate with the surrounding neighbors.

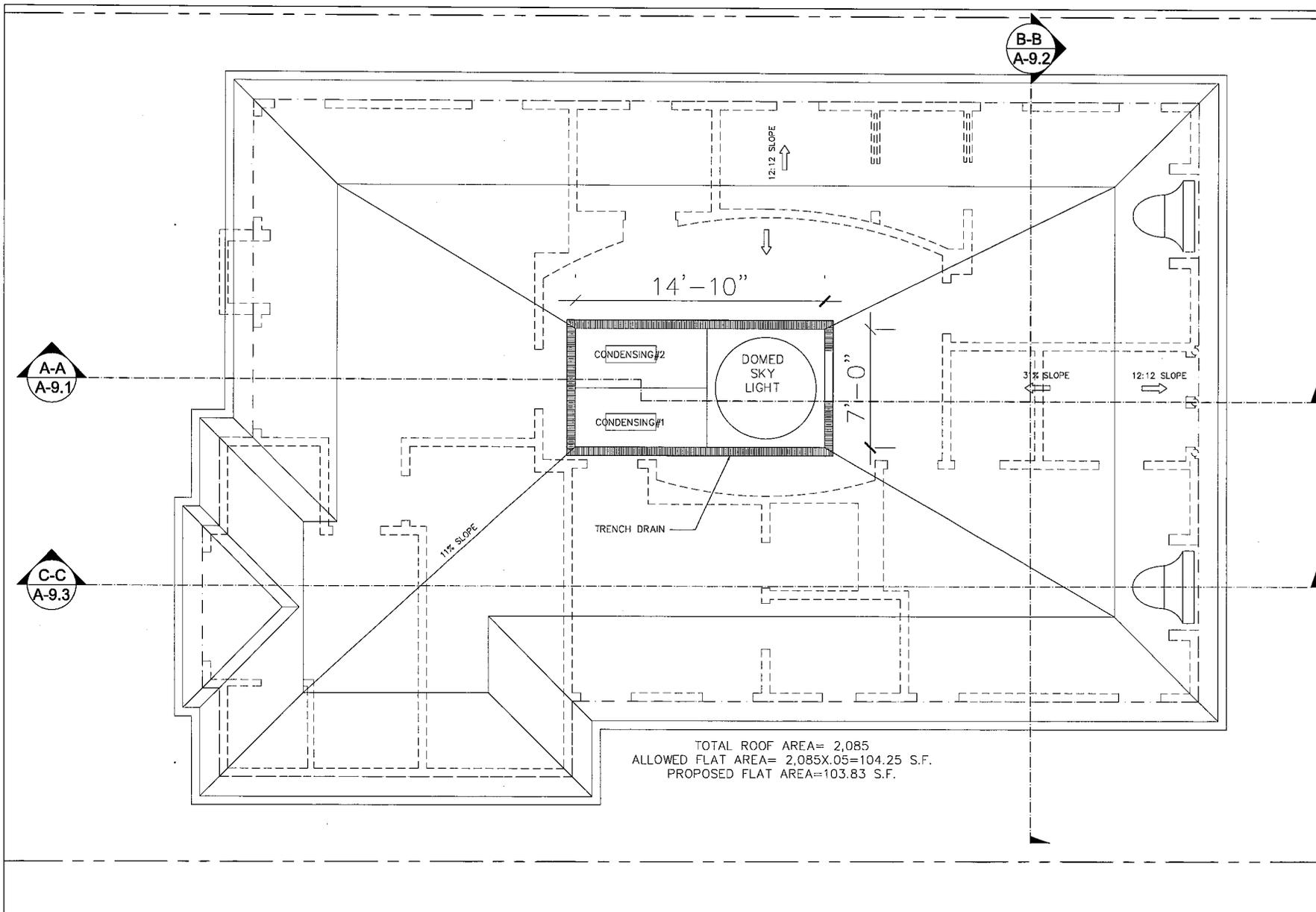


Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment B
Project Design Plans



TOTAL ROOF AREA= 2,085
 ALLOWED FLAT AREA= 2,085X.05=104.25 S.F.
 PROPOSED FLAT AREA=103.83 S.F.



TEL: 410.865.8002 PO BOX 97111

These drawings and specifications are the property and copyright of the Designer and shall not be used for any other work except by written agreement with the Designer.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, 90212

OWNER:
 HANASARZADHI FAMILY
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DESIGNER:
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NO.	DATE	REVISION

SHEET TITLE
 ROOF PLAN

SCALE: AS SHOWN

DRAWN P.P.

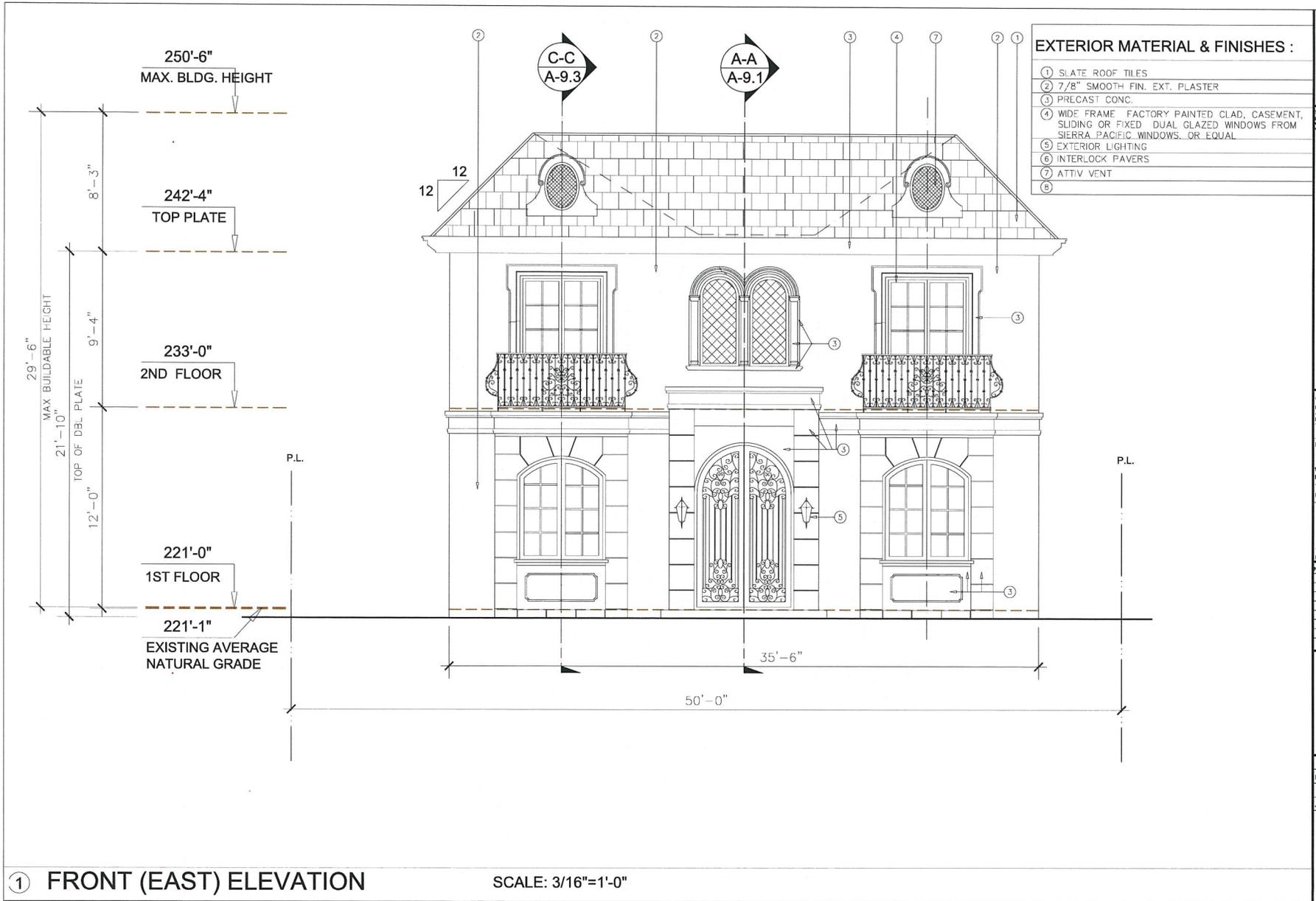
START DATE: MARCH 2014

JOB NUMBER 435 PECK

SHEET

A-06.1

PLOT DATE: 04/14/2014



EXTERIOR MATERIAL & FINISHES :

- ① SLATE ROOF TILES
- ② 7/8" SMOOTH FIN. EXT. PLASTER
- ③ PRECAST CONC.
- ④ WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS FROM SIERRA_PACIFIC_WINDOWS_OR_EQUAL
- ⑤ EXTERIOR LIGHTING
- ⑥ INTERLOCK PAVERS
- ⑦ ATTIV VENT
- ⑧



TEL: 416.290.8995 info@labyrinth.com
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 la@solainc.com

NO.	DATE	REVISIONS

SHEET TITLE
 FRONT
 (EAST)
 ELEVATION

SCALE: AS SHOWN
DRAWN: P.P.
START DATE: MARCH 2014
JOB NUMBER: 435 PECK
SHEET

A-08.1

① FRONT (EAST) ELEVATION

SCALE: 3/16"=1'-0"



TEL: 818.200.5005 POPIA@LSDSTUDIO.COM

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NO.	DATE	REVISION

SHEET TITLE

DETAILS

SCALE: AS SHOWN

DRAWN P.P.

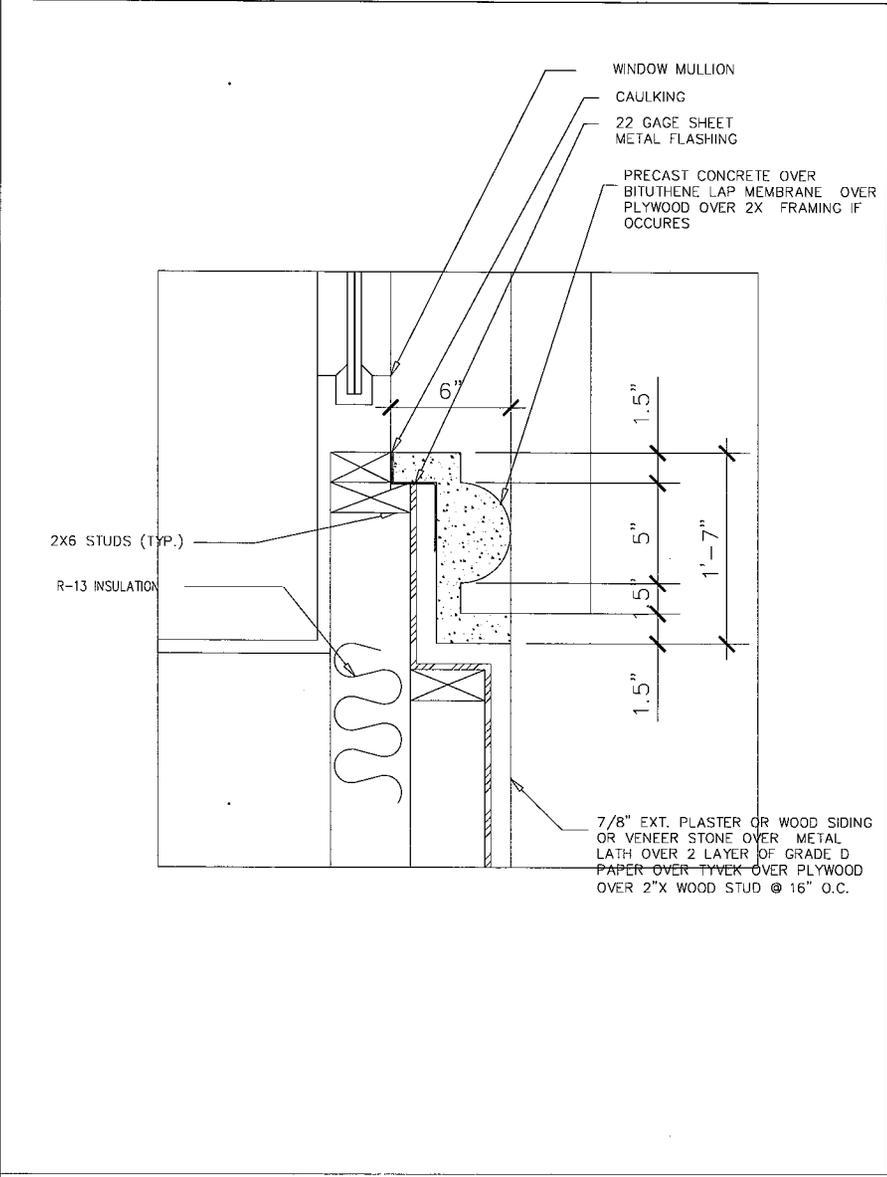
START DATE: MARCH 2014

JOB NUMBER 435 PECK

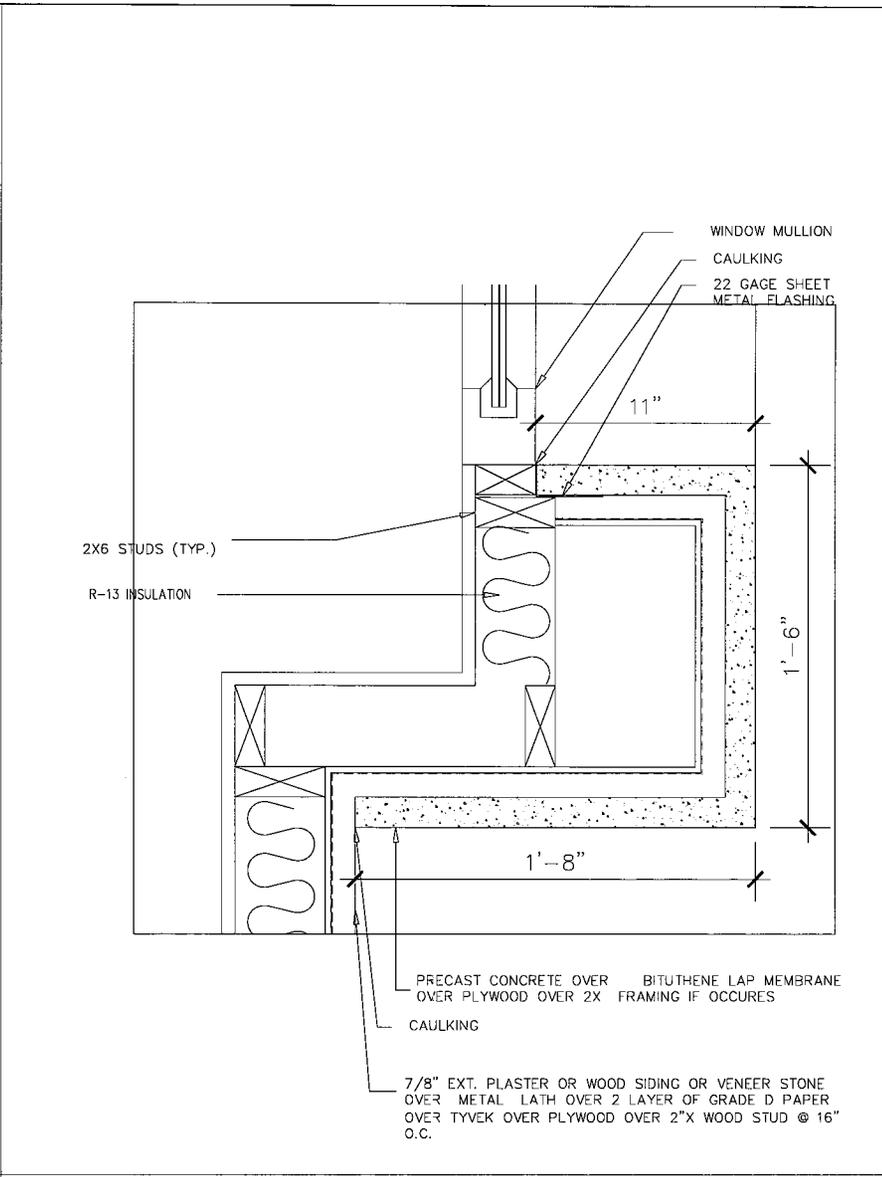
SHEET

A-11.1

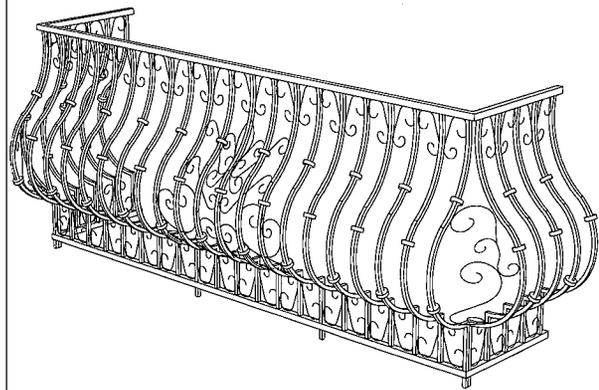
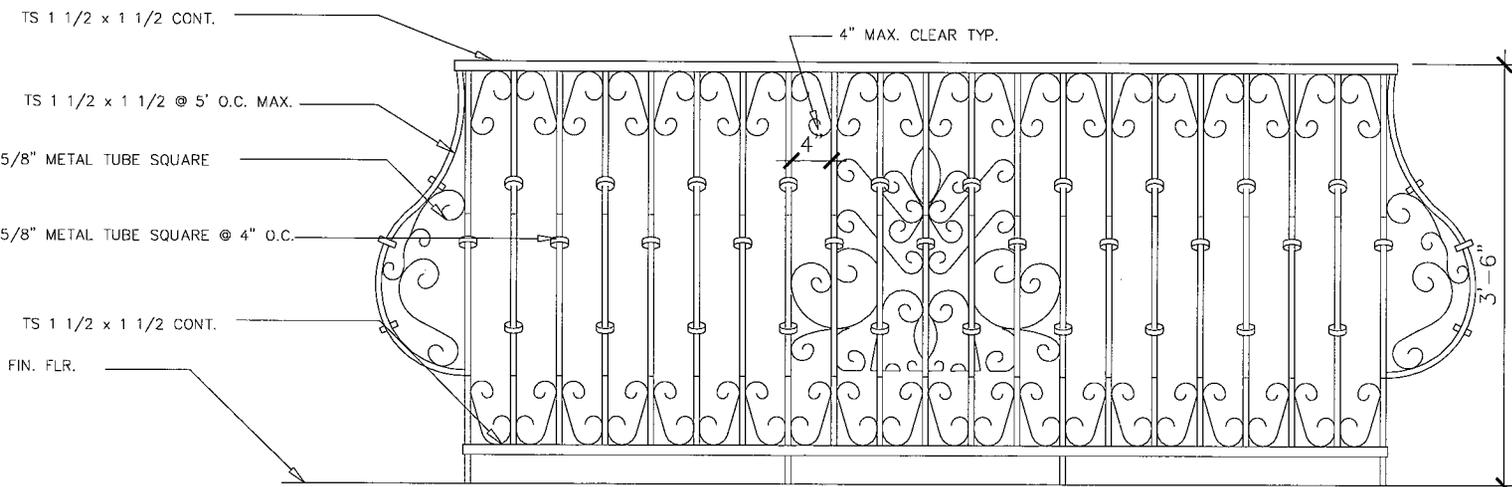
PLOT DATE: 04/14/2014



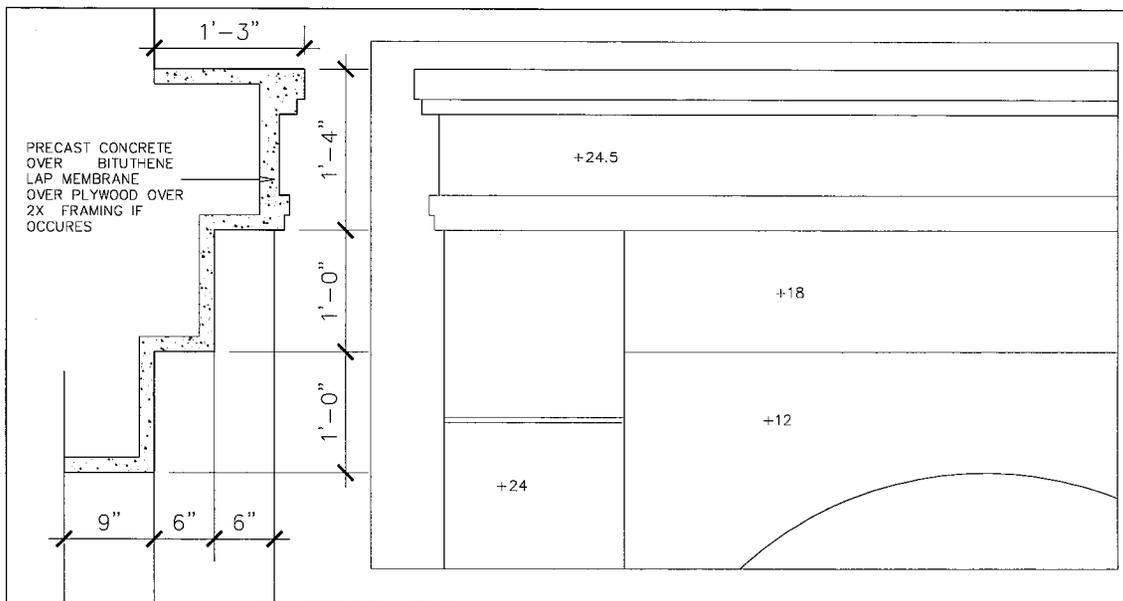
PRECAST DETAIL ON WINDOWS ABOVE ENTRY (2)



PRECAST DETAIL ON WINDOWS on 1ST FLOOR (1)



RAILING DETAIL



PRECAST DETAIL ABOVE ENTRY



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NO.	DATE	REVISION

SHEET TITLE

DETAILS

SCALE: AS SHOWN

DRAWN P.P.

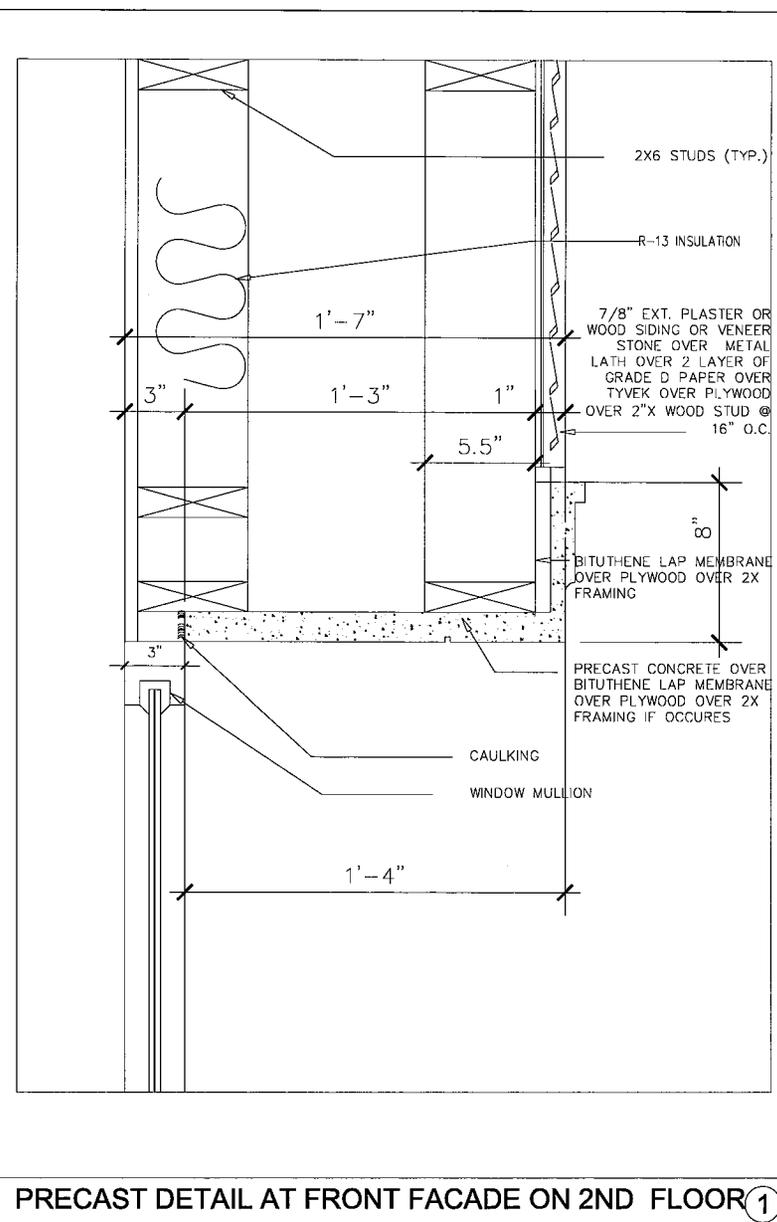
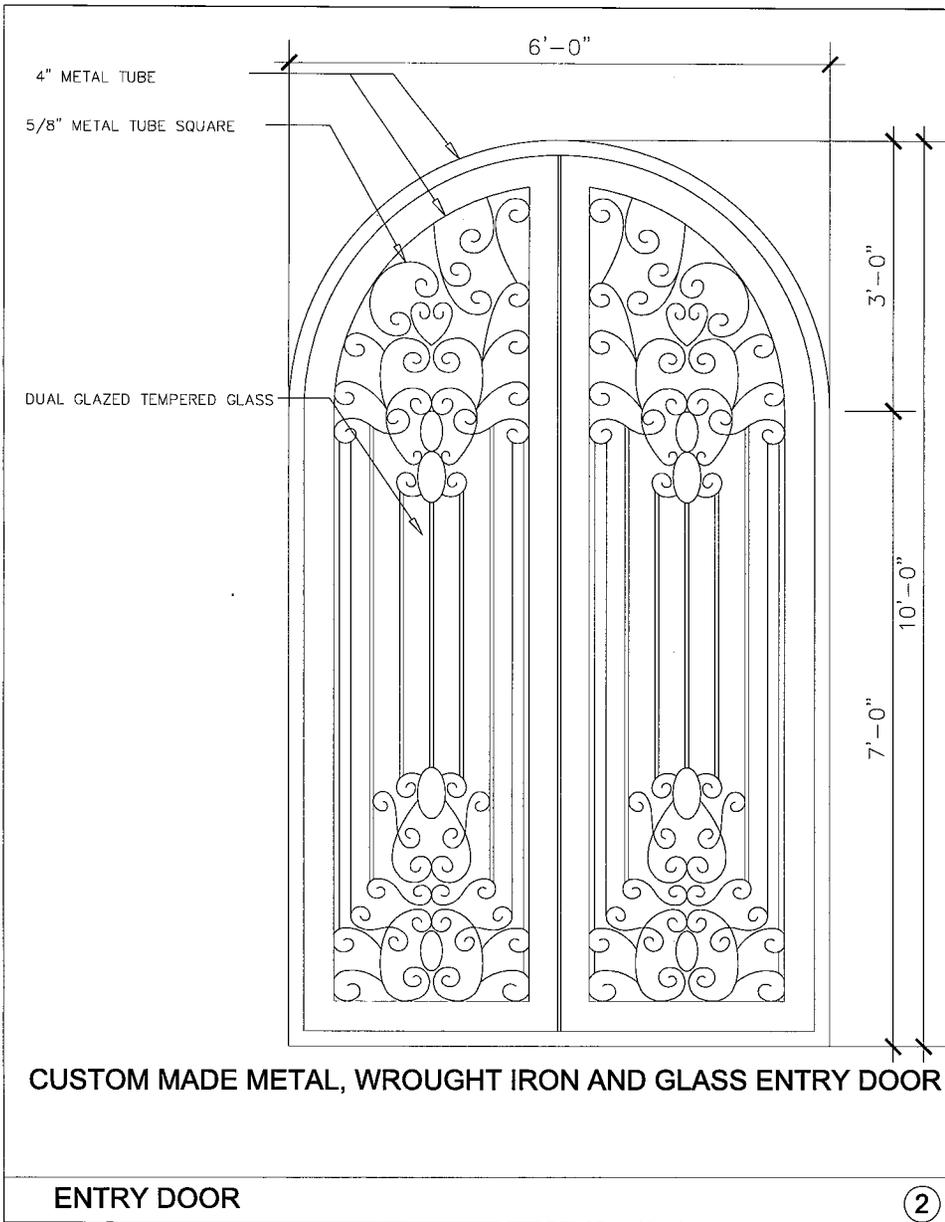
START DATE: MARCH 2014

JOB NUMBER 435 PECK

SHEET

A-11.2

PLOT DATE: 04/14/2014



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NO.	DATE	REVISIONS

SHEET TITLE

DETAILS

SCALE: AS SHOWN

DRAWN: P.P.

START DATE: MARCH 2014

JOB NUMBER 435 PECK

SHEET

A-11.3

PLOT DATE: 04/14/2014



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NO.	DATE	REVISION

SHEET TITLE
MATERIAL BOARD

SCALE: AS SHOWN
 DRAWN: P.P.
 START DATE: MARCH 2014
 JOB NUMBER: 435 PECK
 SHEET

A-12.1

PLOT DATE: 04/14/2014

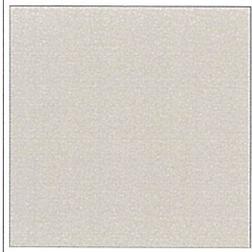
1 ROOF TILES

CLASS "A" SLATES ROOFING TILES FROM AMERICAN SLATE, ANDES CLIFF BLEND WITH MCKINLEY HEIGHTS TILES OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)



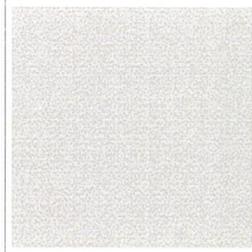
2 EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER DE 6206, DESERT SUEDE



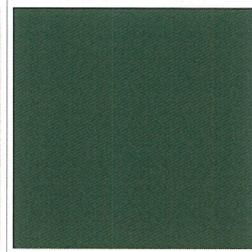
3 PRECAST CONCRETE

MANUFACTURER: SANDSTONE DESIGN INC
 COLOR: DE 6253 COTTON FIELD



4 DOORS AND WINDOWS

MANUFACTURER: SIERRA PACIFIC WINDOWS
 COLOR: GREEK OLIVE 081



5 EXTERIOR LIGHT FIXTURE

CHESTER FIELD WALL OUTDOOR FROM HINKLEY LIGHTING, BLACK COLOR, 10.5"X20"



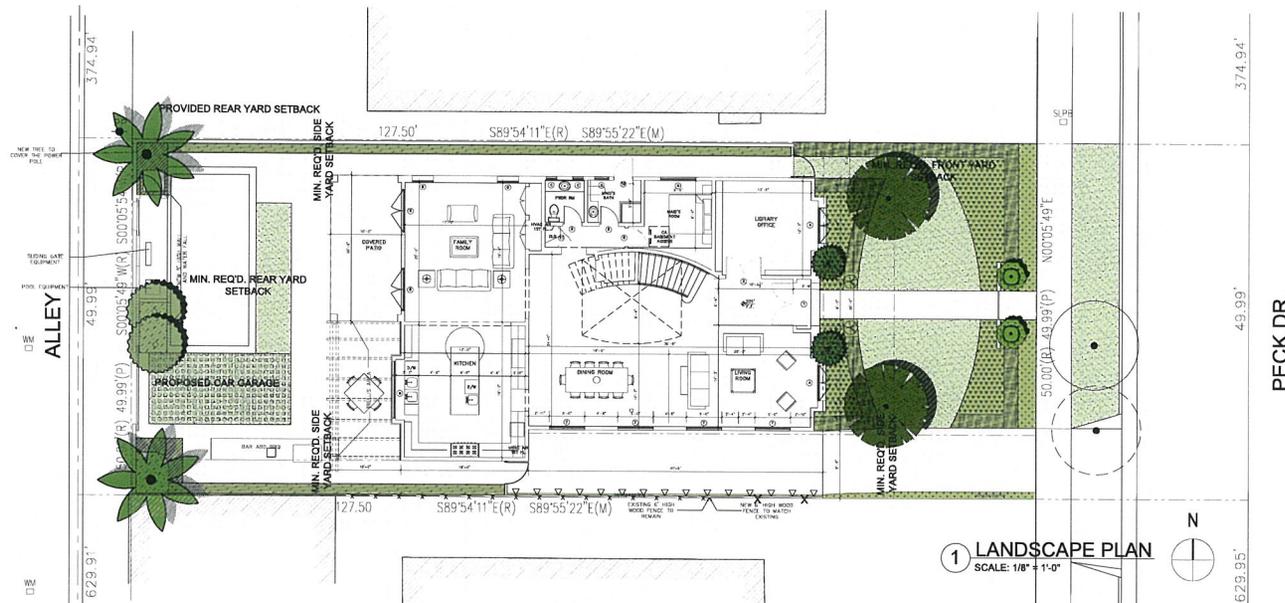
6 INTERLOCKING PAVERS

MANUFACTURER: ACKER-STONE
 COLOR: 12X12 MEGA-COMBO-TUMBLED



1 MATERIAL BOARD





PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
MAGNOLIA GRANDIFLORA 'SAINT MARY' SAINT MARY SOUTHERN MAGNOLIA	48" BOX / 2 EA.	MODERATE
SYAGRUS ROMANZOFFIANA QUEEN PLAM	36" BOX / 2 EA.	MODERATE
PODOCARPUS GRACILIOR FERN PINE	24" BOX / 2 EA.	MODERATE
CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS (SHAPE INTO SPIRALS)	24" BOX / 2 EA.	LOW
CITRUS LIMON 'MEYER IMPROVED' DWARF IMPROVED MEYER LEMON	15 GAL / 2 EA.	MODERATE
NEW STREET TREE PER CITY OF BEVERLY HILLS STREET TREE DIVISION		
EXISTING STREET TO BE REMOVED		



SHRUBS & GROUND COVER	SIZE & QUAN.	WUCOLS
BUXUS SEMPERVIRENS 'BALL FORM' COMMON BOXWOOD (BALL FORM)	5 GAL / 2 EA.	MODERATE
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL @ 24" O.C. / 55 EA.	MODERATE
LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL @ 24" O.C. / 47 EA.	MODERATE
BOUGAINVILLEA OO LA LA 'MONKA' BOUGAINVILLEA	5 GAL @ 24" O.C. / 13 EA.	LOW
ROSA FLORIBUNDA 'ICEBERG' SHRUB ROSE	5 GAL @ 24" O.C. / 69 EA.	MODERATE
ARMERIA MARITIMA SEA THRIFT	1 GAL @ 18" O.C. / 55 EA.	MODERATE
DYMONDIA MARGARETAE SILVER CARPET	1 GAL @ 12" O.C. / 47 EA.	LOW
UC VERDE BUFFALO GRASS	FLAT @ 12" O.C. / 17 EA.	LOW
PASSIFLORA EDULIS PURPLE PASSION FRUIT	5 GAL / 15 EA.	MODERATE
LANDSCAPE AREA		
LAWN AREA		

LANDSCAPE AREA:	1,762 SF.
SLA AREA:	254 SF.
TOTAL LANDSCAPE AREA:	2,026 SF.



tel: 909.200.3005 poey@labyrinth.com

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PROJECT:
SINGLE FAMILY RESIDENCE @
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BEVERLY HILLS, 90212

OWNER:
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DESIGNER:
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NO.	DATE	REVISION

SHEET TITLE

LANDSCAPE PLAN

SCALE: AS SHOWN

DRAWN

START DATE: MARCH 2014

JOB NUMBER 21416

SHEET

LP-1





Design Review Commission Report

455 North Rexford Drive

May 1, 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 435 PECK DRIVE (PL1405470).

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

Section 1. Pouya Payan, Labyrinth Design Studio, agent, on behalf of the Hanasabzadeh Family, 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 435 Peck 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 May 1, 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: May 1, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission