



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, May 1, 2014

**Subject:** 924 North Beverly Drive (PL1405601)

A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Ben Borukhim – bB|A Studios

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

### 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 north of Santa Monica Boulevard. The proposed style is identified by the applicant as a combination between Spanish Mission Revival and Art Deco; 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 façade remodel is an overall improvement to the house and will positively enhance the streetscape of North Beverly Drive.

However, the protruding window/balcony on the left side of the façade should be revised for greater internal compatibility with the entry element as they currently appear to be unrelated.

### 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 April 21, 2014; the site was posted on March 17, 2014. To date staff has not received comments in regards to the submitted project.

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

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 existing house is an eclectic mix of traditional Spanish and art deco elements. The existing house has a large 16 foot high wall with glass inlay that is much deteriorated. Due to the high traffic and noise volume on Beverly Drive, especially during congested hours, we are renovating this wall and other elements of the house to bring it all together in line with a Mediterranean Spanish theme. We are adding a tile roof over the living room which faces the front yard to give it more articulation and to break out of the box like monotony of the existing front elevation. We are redoing the stucco around the house. We are also proposing a revised drive through driveway that meets current code and added a wrought iron gate within the allowed front yard area.

**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: 80-85 X 200 Lot Area (square feet): 16,340 SF  
 Adjacent Streets: between Sunset Blvd. & Lexington Road

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

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" 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:	32'	32'	32'
Roof Plate Height:	n/a	30'6"	30'6"
Floor Area:	8036	8003	7979
Rear Setbacks:	51	53'-6"	53'-6"
Side Setbacks:	S/E 7'-6"	S/E 12'-3"	S/E 12'-3"
	N/W 7'-6"	N/W 3'-0"	N/W 3'-0"
Parking Spaces:	4	4	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:* Stucco  
*Texture /Finish:* Smooth  
*Color / Transparency:* Oatmeal X-81 by LaHabra

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

*Material:* Aluminum  
*Texture /Finish:* Powder Coat  
*Color / Transparency:* Bronze

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

*Material:* Aluminum  
*Texture /Finish:* Powder Coat  
*Color / Transparency:* Bronze

**PEDIMENTS**

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

**ROOF**

*Material:* Barrel Tile  
*Texture /Finish:*  
*Color / Transparency:* Camarillo by Boral

**CORBELS**

*Material:* Wood  
*Texture /Finish:*  
*Color / Transparency:* Painted to match Bronze Windows and Doors

**CHIMNEY(S)**

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

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

Material: Wrought Iron  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: Dark Bronze / Black

**TRELLIS, AWNINGS, CANOPIES**

Material: Wood Trellis (inside courtyard)  
Texture /Finish: Natural  
Color / Transparency: Painted to match Bronze Windows and Doors

**DOWNSPOUTS / GUTTERS**

Material: Metal  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: Painted to match Bronze Windows and Doors

**EXTERIOR LIGHTING**

Material: 3 different custom metal light sconces - see material board  
Texture /Finish: painted  
Color / Transparency: dark bronze to match Bronze Windows and Doors

**PAVED SURFACES**

Material: Travertine Pavers  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: Creme

**FREESTANDING WALLS AND FENCES**

Material: Stucco to match house  
Texture /Finish: Smooth  
Color / Transparency: Oatmeal X-81 by LaHabra

**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:**

All of the 6 existing mature trees but two will be maintained. We are also adding a number of king and fan palms. Along the gate at the front, there will be numerous shrubs and plants, adding to the garden like quality of the city rather than a tall row of ficus to shield the property off like most other properties. Our planting palette includes species native to Southern California that aid in emulating the Spanish Mediterranean Gardens. +

**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 existing house does not exhibit an internal compatibility and it was our goal to use the existing elements to maintain privacy and provide a sound barrier, while bringing a cohesive concept to the front facade and courtyard. By modifying the existing tall wall to better resemble a Mediterranean courtyard and incorporating new landscaping, we have transformed the massing and the details of this box to no longer resemble this odd mix of architecture but rather a uniform consistent design that has a cohesive design intent throughout.

**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 two structures on both side of this house are two story houses where the first floor and second floor front align. Our project has a living room and a courtyard wall abutting our setback line. The next element is one bedroom, approximately 20 feet wide, recessed back another 9 feet. The rest of the building is recessed back another 30 feet. This massing is true to a Mediterranean courtyard, complete with a fountain and landscaping to complement. Please see attached massing diagram showing this house relative to our neighbors.

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

The existing structural is boxed off from the public, along with planters, an abundance of trees and a green metal gate that do not fit the character of the house. We are proposed to take this mixture of colors and styles and to modify and add to them to create a more cohesive look, along with plush landscaping in the front that is consistent with the courtyard and the neighborhood

**4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.**

We believe we have taken this privacy barrier between the front public right of way and the existing courtyard and have come up with a design that has cohesive character while maintaining privacy. We are not proposing any changes at the sides that would impede on the privacy of our neighbors. They both have landscaping and fencing that will remain.

**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.**

Most houses have tall vegetation that screens them right at the property line. Others have 6 foot high fences in conformance with current code, most with landscaping that further exceeds the gate height. Our project encompasses bringing up to code an existing grandfathered, non-conforming driveway and installing a wrought iron gate with plush landscaping on both sides (as to minimize it's effect), as well as the addition of various trees to 4 existing mature trees. This will continue the streets garden like quality through our property.



**Design Review Commission Report**

455 North Rexford Drive

May 1, 2014

**Attachment B**  
Project Design Plans





ELEVATION KEYNOTES:

		FINISH/MATERIAL	COLOR
1	EXTERIOR SMOOTH STUCCO FINISH	SMOOTH	OATMEAL X-81 BY LA HABRA
2	ROOF - BORAL	2 PIECE MISSION CLAY ROOF TILE	CARMEL BLEND
3	OUTDOOR PATIO PAVER CREME TRAVERTINE	TRAVERTINE STONE	CREME CUSTOM PATTERN
4	WIN. + DRS. FRAME	ALUM. CLAD	POWDER COATED TO MATCH ANZED DARK BRONZE BY ALPOLIC
5	RAILING / FENCE	WROUGHT IRON	PAINTED TO MATCH MF23426 LRV 4.9 BY MATTHEW PAINT
6	CUSTOM EXTERIOR WALL SCONCE LIGHTINGS		
7			
8	CUSTOM EXTERIOR CHANDELIER		

**b|A**  
STUDIOS, INC  
6424 WILSHIRE BLVD, SUITE 1233  
LOS ANGELES, CA 90048  
TEL: 310.596.6330  
TEL: 310.492.2561  
WEB: www.b|astudios.com  
EMAIL: info@b|astudios.com

client:  
**BEVERLY DR RESIDENCE**

Client Address:  
924 H Beverly Drive  
Beverly Hills, CA 90210

Project Address:  
924 H Beverly Drive  
Beverly Hills, CA 90210

in collaboration with:

STRUCTURAL ENGINEER:  
PECOBO STRUCTURAL DESIGN  
4075 PICO BLVD  
LOS ANGELES, CA 90035  
TEL: 310.845.9157  
PROJECT: ABAH0011P

LANDSCAPE ARCHITECT:  
SAA STUDIO/PC  
6424 WILSHIRE BLVD, SUITE 1233  
LOS ANGELES, CA 90048  
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FAX: 310.492.2561  
EMAIL: info@b|astudios.com

MECHANICAL ENGINEER:  
FRANK AMERICANO ENGINEERING  
9478 TELESTAR AVE, SUITE 301  
EL PASO, CA 94011  
TEL: 415.527.2688

THE CONSULTING ENGINEERS:  
201 NORTH FLORENCE ST, SUITE 1103  
LOS ANGELES, CA 90012  
TEL: 213.977.8868  
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CIVIL/STRUCTURAL ENGINEER:  
APPROVED EXHIBIT 2013/02  
4142 GAINSBOROUGH ROAD  
GLENNDALE, CA 91204  
TEL: 626.343.0000  
FAX: 626.343.0007  
ULUM@INRESOLVE.COM

COMMENTS	DATE	BY

PROJECT NUMBER  
14.105.03

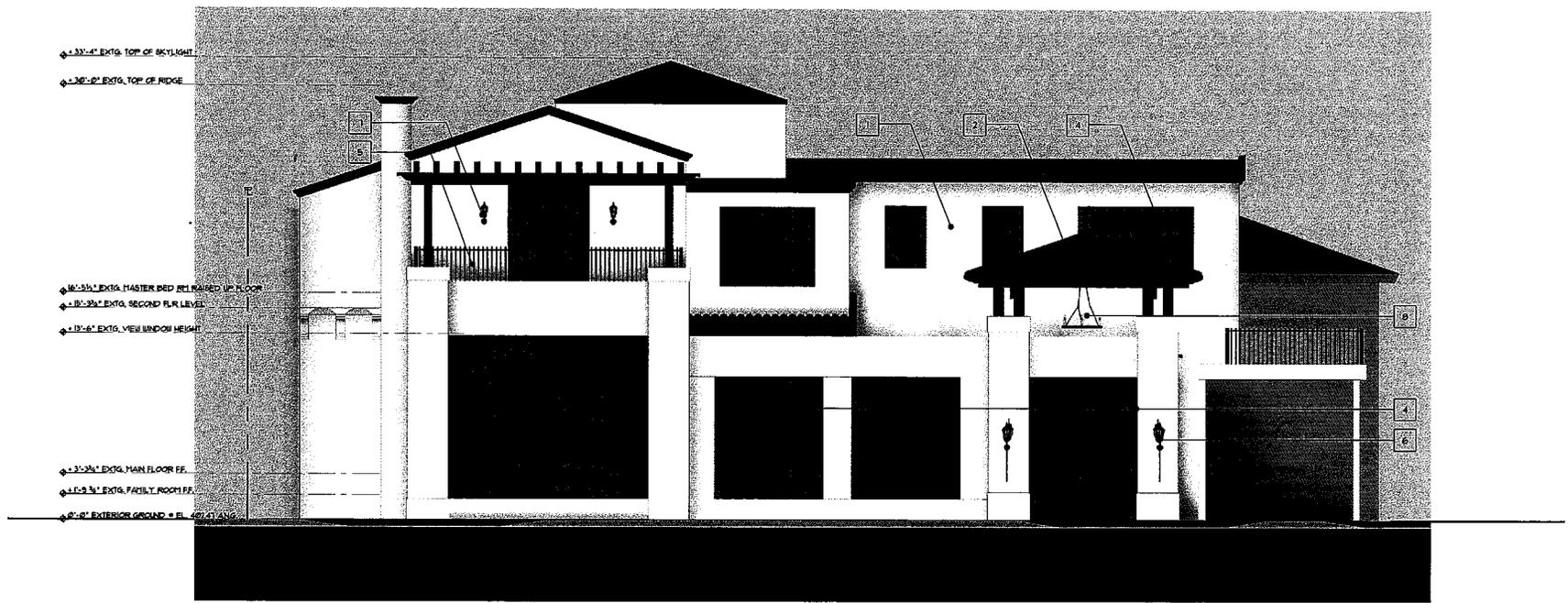
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DATE: 02/05/2014  
SHEET NO.:

**COLORED FRONT ELEVATION**

**A3.5**



COLORED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
FILE: \_\_\_\_\_ ①







PERSPECTIVE RENDERING WITHOUT TREES ②  
 SCALE: N/A FILE:

**bB|A**  
 STUDIOS, INC  
 6404 WILSHIRE BLVD, SUITE 1235  
 LOS ANGELES, CA 90048  
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 FAX: 310.474.1145  
 WEB: WWW.BB|A-|A.COM  
 EMAIL: INFO@BB|A-|A.COM

**BEVERLY DR  
 RESIDENCE**

Client Address:  
 124 N. Beverly Drive  
 Beverly Hills, CA 90210

Project Address:  
 124 N. Beverly Drive  
 Beverly Hills, CA 90210

In collaboration with:

**STRUCTURAL ENGINEER**  
 RECOCO STRUCTURAL ENGINEERS  
 4200 BOCA BLVD  
 LOS ANGELES, CA 90024  
 TEL: 818.454.8787  
 ROOM 401/TAHOE PP

**LANDSCAPE ARCHITECT**  
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 LOS ANGELES, CA 90048  
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 FAX: 310.474.1145  
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**GEOTECHNICAL ENGINEER**  
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 GLENDALE, CA 91204  
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COMMENTS	DATE	BY

PROJECT NUMBER  
**14.105.03**

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SHEET TITLE  
**PERSPECTIVE  
 RENDERING**

REFER TO DRAWINGS  
 FOR SCALE (S.I.U.C.)  
 DATE: 02.08.2014  
 SHEET NO.

**A8.5**



PERSPECTIVE RENDERING WITH TREES  
SCALE: N/A FILE

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**BEVERLY DR RESIDENCE**

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Beverly Hills, CA 90210  
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COMMENTS	DATE	BY

PROJECT NUMBER:  
14.105.03

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DATE: 02/05/2014  
SHEET NO.:

**A8.5a**







**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 FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 924 NORTH BEVERLY DRIVE (PL1405601).

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

Section 1. Ben Borukhim, bB|A Studios, agent, on behalf of Jacob Cohan, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 924 North Beverly 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

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission