



Design Review Commission Report

Meeting Date: Thursday, May 1, 2014

Subject: 1004 North Rexford Drive (PL1405738)

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

Project Applicant: Dave Ochoa

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

This project was previously reviewed by the Design Review Commission as a project preview at their meeting on April 3, 2014 (Attachment A). At that meeting, the Commission's comments related primarily to revising the design to a more residential, as opposed to commercial, aesthetic; compatibility with its surroundings; general proportionality of the design; detailing façade illumination, and; incorporating alternative materials, such as ipe wood.

URBAN DESIGN ANALYSIS

The proposed design appropriately contrasts the existing streetscape; however, the new elements, such as ipe wood, that have been incorporated to create a warmer and more residential aesthetic appear forced in their design. The wood slats should better integrate with the proposed architectural style and the unique rooflines of the design. The wood and/or stainless steel façade details should also be clarified. Additionally, the landscaping should be revised so that it is better integrated with the architectural style of the residence, which will further soften any potential impact on the streetscape.

Furthermore, the Commission should note that the four foot (4'-0") overhang on the front façade adjacent to North Rexford Drive is not permissible pursuant to the development standards set forth in the Beverly Hills Municipal Code. The applicant will have to reduce this to a code-compliant eighteen inches (18") or return to the Design Review Commission with a request for a Central R-1 Permit to allow an increased projection in the required front yard setback.

Attachment(s):

- A. April 3, 2014 Project Preview Staff Report and Plans
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. 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

ENVIRONMENTAL ASSESSMENT

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Gerard Colcord). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

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 April 21, 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

April 3, 2014 Project Preview

Staff Report and Plans



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: **1004 North Rexford Drive (PL1404592)**
Request for a preliminary review of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: Ed Levin – Levin-Morris Architects

Recommendation: Review the proposed project and provide the applicant with design feedback.

REPORT SUMMARY

The applicant is requesting preliminary review of a new two-story single-family residence for the property located at 1004 North Rexford Drive. The proposed style is identified by the applicant as Modern/Contemporary.

Project design plans are included in Attachment A and it is recommended that the Commission review the plans and provide the applicant team with general design feedback.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

Attachment(s):

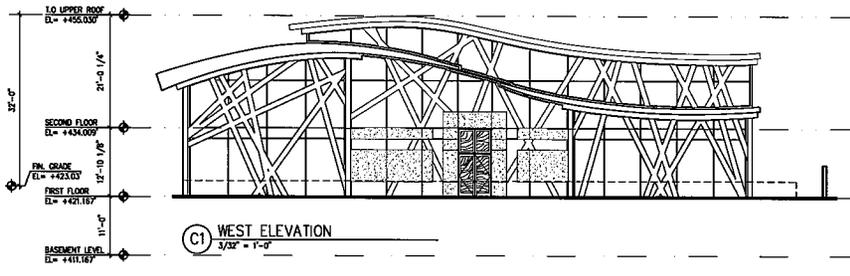
- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

Report Author and Contact Information:

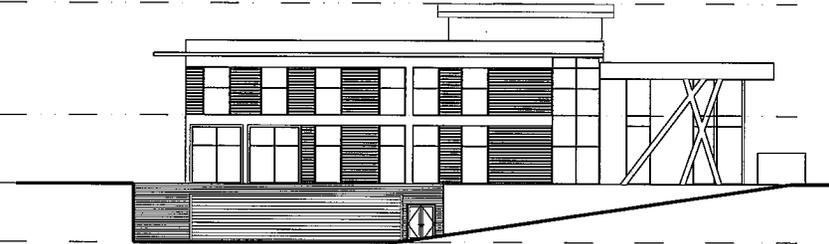
Cindy Gordon, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org

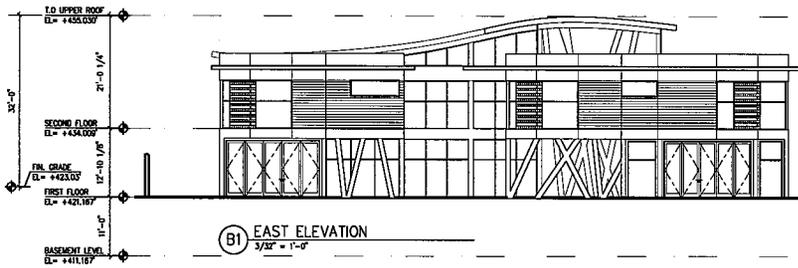
1 2 3 4 5 6 7



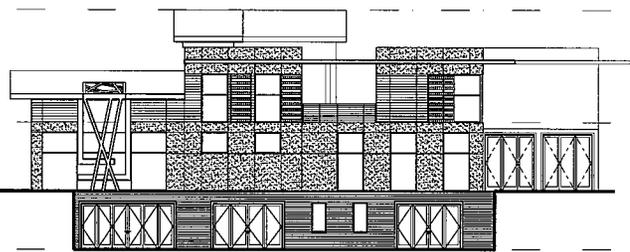
C1 WEST ELEVATION
3/32" = 1'-0"



C4 NORTH ELEVATION
3/32" = 1'-0"



B1 EAST ELEVATION
3/32" = 1'-0"



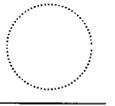
B4 SOUTH ELEVATION
3/32" = 1'-0"

1 2 3 4 5 6 7

1 2 3 4 5 6 7

LEVIN-MORRIS
ARCHITECTS LLP

1305 NORTH HAMPER AVENUE
WEST HOLLYWOOD, CA 90046
(310) 454-3004 / 7420 (FAX)
EPMORRIS@LEVIN-MORRIS.COM



1004 REEFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 26 MARCH 2014

SCALE 3/32" = 1'-0"

TITLE BUILDING ELEVATIONS

SHEET A4.01

1004 REEFORD DRIVE BEVERLY HILLS, CA 90210
 1305 NORTH HAMPER AVENUE WEST HOLLYWOOD, CA 90046
 (310) 454-3004 / 7420 (FAX) EPMORRIS@LEVIN-MORRIS.COM

1

2

3

4

5

6

7



SITE PANORAMIC PHOTO

2



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT

STUCCO WALL
3'-0" HT. (TYP.)

IPE CAR GATE
3'-0" HT. (TYP.)

3



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT & NO LANDSCAPE

4

5

6

7

8

9

10

LEVIN-MORRIS
ARCHITECTS LLP

1335 NORTH HARPER AVENUE
WEST HOLLYWOOD, CA 90046
(323) 454-3034 / 2420 (FAX)
EDWARD@LEVIN-MORRIS.COM



1004 ALEXFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.24.2014

DATE 26 MARCH 2014

TITLE SITE PANORAMIC PHOTO

SHEET A4.21

PHOTO: THE ARCHITECTS FIRM, © 2014, ALL RIGHTS RESERVED



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment B

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 style proposed is Modern/Contemporary, and this is reflected consistently in the abstracted palette of light stone, exterior plaster, aluminum window mullion patterns and large glass openings.

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

- | | | |
|---------------------------------------|-------------------------------|------------------------------|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input checked="" 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: 139.52 (ave.) x 221.55 (ave.)
Lot Area (square feet): 30,788 sq ft
Adjacent Streets: north of Lexington Road / rear abuts on Woodland 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:	10	various 15" dia. to 36" dia.	remove only 1 in way of structure
Native:	none		
Urban Grove:	none		

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: Gerard Colcord

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

none to date

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'	+/- 16'	32' (max. - varies)
Roof Plate Height:	N/A		
Floor Area:	13,927 sq ft	6,112 sq ft	11,697 sq ft
Rear Setbacks:	50' min. (lot goes through to Woodland) / 53.9' provided		
Side Setbacks:	S/E/ 12'	S/E/ 11'	S/E/ 14'
	N/W/ 12'	N/W/ 4'-9"	N/W/ 14'
Parking Spaces:	4 req'd (6 bedrooms)		4 provided

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: exterior cement plaster / limestone / wood slat screens / zinc fascias
Texture /Finish: light sand finish / honed finish / oil finish / natural weathered finish
Color / Transparency: white / light buff or ivory / medium brown / medium silver-gray

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

Material: aluminum / float glass
Texture /Finish: clear anodized / smooth finish (sandblasted)
Color / Transparency: natural silver / clear (frosted)

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

Material: alum. & glass doors w/ alum. frames / clear wood doors w/ stl. frames
Texture /Finish: alum.: clear anodized / steel: painted or baked enamel finish
Color / Transparency: natural silver / white or off-white / natural lpe wood (medium brown)

PEDIMENTS

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

ROOF

Material: curved (exposed roof): flat-lock seam zinc / unexposed: single-ply membrane
Texture /Finish: smooth / smooth
Color / Transparency: natural weathered silver-gray / white

CORBELS

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

CHIMNEY(S)

Material: stainless steel
Texture /Finish: brushed
Color / Transparency: natural silver

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

COLUMNS

Material: Ipe wood
Texture /Finish: smooth / oil finish
Color / Transparency: light medium brown

BALCONIES & RAILINGS

Material: glass w/ aluminum cap
Texture /Finish: smooth / clear anodized
Color / Transparency: clear / natural silver

TRELLIS, AWNINGS, CANOPIES

Material: Ipe wood
Texture /Finish: smooth / oil finish
Color / Transparency: medium brown

DOWNSPOUTS / GUTTERS

Material: downspouts: concealed / gutters (where exposed):
Texture /Finish: smooth / natural weathered finish
Color / Transparency: silver-gray

EXTERIOR LIGHTING

Material: Ipe wood / stainless steel
Texture /Finish: smooth / brushed finish
Color / Transparency: medium brown / silver

PAVED SURFACES

Material: natural stone
Texture /Finish: smooth / honed finish @ walking areas ; rough finish @ drives
Color / Transparency: gray

FREESTANDING WALLS AND FENCES

Material: exterior cement plaster (stucco)
Texture /Finish: very light sand finish
Color / Transparency: white or ivory

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:

The landscape celebrates the characteristically unique and modern architecture with an interlocking and interplay of squares and right angles on the ground plane in the front entry spaces while dividing the public street with a wall softened by planting from a private courtyard. The landscape then gently expands to a very natural setting with a flowing creek and pool with views of the rear garden from the main floor terrace. The planting is filled with accents of white flowers layered into shades of lush green foliage.

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 design maintains consistency of massing treatment and articulation, on all elevations, as well as from exterior to interior.

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 articulation of the design as a series of attached pavilions serves to break down the mass and scale of the building. Broad front and rear setbacks, and extensive landscape front, rear and sides, maintains the lush visual quality of the neighborhood.

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

The existing neighborhood consists of large lot with large residences of disparate styles. The proposed design will add to the broad range of styles in 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.

The adjoining lots are both over an acre in area, and the existing residences are in on way crowded, thus inherently providing generous separation between neighbors. Beyond this, large heritage trees exist along both side property lines, and these will be protected, retained and enhanced with additional landscaping to ensure privacy.

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 lots in the neighborhood range from 0.4 Ac to over 1.0 Ac, and the prevailing site typology is one of freestanding houses, most of which are of two stories. The proposed design reflects the prevailing site development typology,

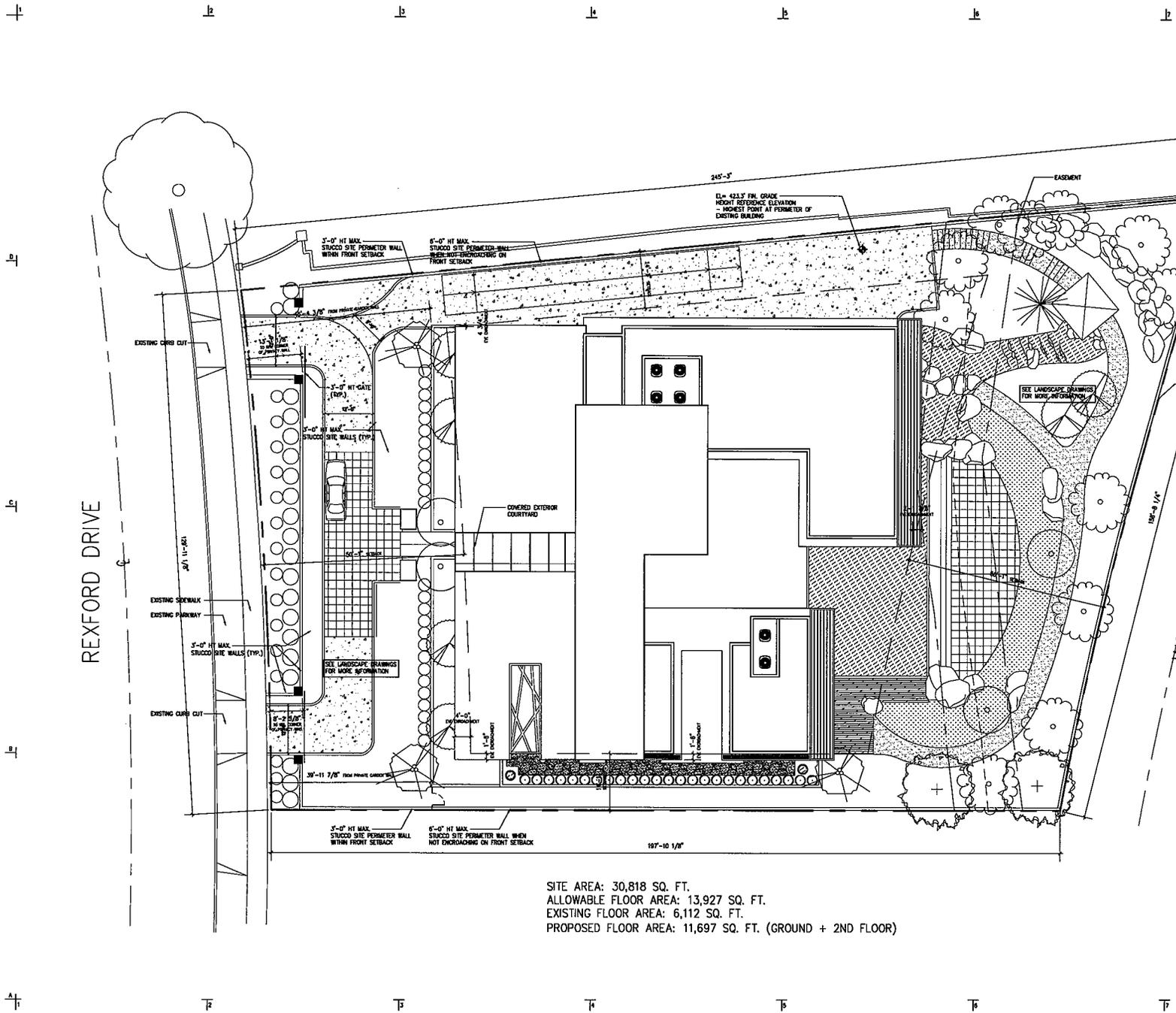


Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment C
Project Design Plans



SITE AREA: 30,818 SQ. FT.
 ALLOWABLE FLOOR AREA: 13,927 SQ. FT.
 EXISTING FLOOR AREA: 6,112 SQ. FT.
 PROPOSED FLOOR AREA: 11,697 SQ. FT. (GROUND + 2ND FLOOR)

LEVIN-MORRIS
 ARCHITECTS LLP

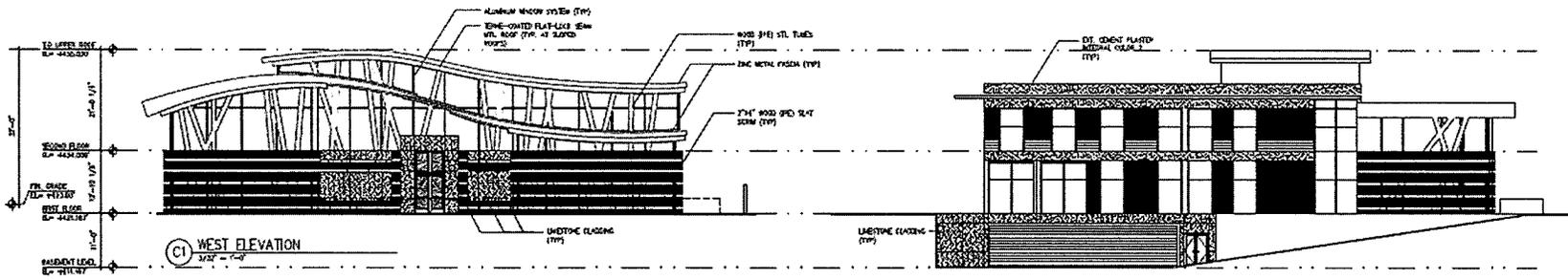
1385 NORTH HARPER AVENUE
 WEST HOLLYWOOD, CA 90404
 (310) 454-3634 / 2420 (FAX)
 EPMORRIS@LEVIN-MORRIS.COM

1004 REXFORD DRIVE
 BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
 DESIGN REVIEW 03.24.2014
 DESIGN REVIEW MEET 04.03.2014
 DESIGN REVIEW MEET 04.14.2014

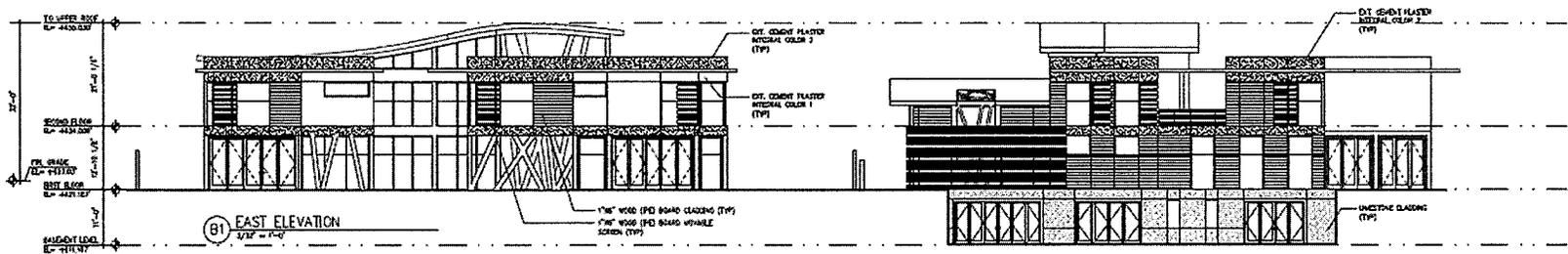


DATE 14 APRIL 2014
 SHEET SITE PLAN
 OF A1.00



C1 WEST ELEVATION
3/2" = 1'-0"

C4 NORTH ELEVATION
3/2" = 1'-0"



B1 EAST ELEVATION
3/2" = 1'-0"

B4 SOUTH ELEVATION
3/2" = 1'-0"

1

2

3

4

5

6

7



SITE PANORAMIC PHOTO

1



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT

STUCCO WALL
3'-0" HT. (TYP.)

IPE CAR GATE
3'-0" HT. (TYP.)

1



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT & NO LANDSCAPE

1

1

2

3

4

5

6

7

LEVIN-MORRIS
ARCHITECTS LLP

1305 NORTH HAMPER AVENUE
WEST HOLLYWOOD, CA 90046
(310) 656-3824 / 2424 (FAX)
EDWARDLEP@LEVIN-MORRIS.COM



1004 REEFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW	01.03.2014
DESIGN REVIEW	03.26.2014
DESIGN REVIEW MEET	04.03.2014
DESIGN REVIEW MEET	04.14.2014

DATE 14 APRIL 2014

SCALE

FILE SITE PANORAMIC PHOTO

SHEET A4.21

PHOTO: MICHAEL GOODMAN FOR LEVIN-MORRIS ARCHITECTS

1

2

3

4

5

6

7



○ AERIAL 3D FROM STREET

1

2



○ AERIAL 3D FROM REAR YARD

1

2

3

4

5

6

7

LEVIN-MORRIS
ARCHITECTS LLP

1305 NORTH HARPER AVENUE
WEST HOLLYWOOD, CA 90046
(323) 656-3834 / 2424 (FAX)
EDWARD@LEVIN-MORRIS.COM



1004 BELFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW	01.03.2014
DESIGN REVIEW	03.26.2014
DESIGN REVIEW MEET	04.03.2014
DESIGN REVIEW MEET	04.14.2014

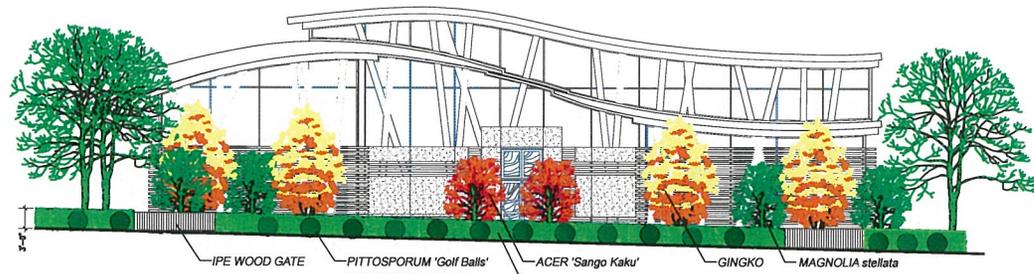
DATE 14 APRIL 2014

SCALE -

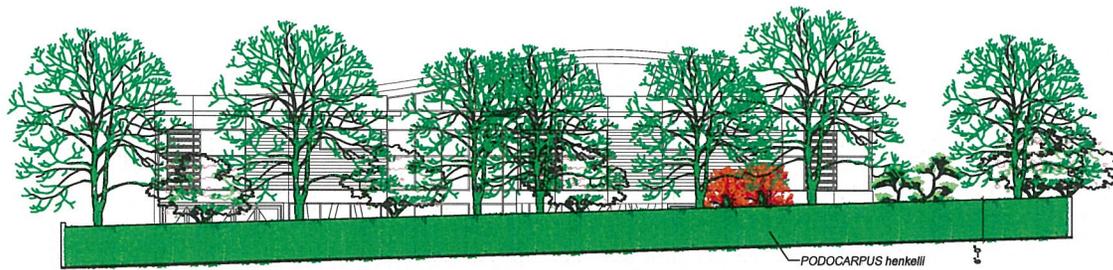
TYPE 3D AERIALS

SHEET A4.25

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35



FRONT ELEVATION



REAR ELEVATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

Gotham
CORPORATE GROUP, INC.
DEPARTMENT OF
ARCHITECTURE &
DEVELOPMENT
8255 W. Sunset Blvd., Suite 1000
West Hollywood, CA 90069
310.247.1131
www.GothamCorporateGroup.com

Project
RESIDENCE
1004 Rexford Drive
Beverly Hills, CA 90210

PAUL LEWIS & ASSOCIATES
LANDSCAPE ARCHITECTURE
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.274.1131

Sheet Title
LANDSCAPE
ELEVATIONS

Notes/Revisions		
Date	Description	Approved

Date: 4/28/2014
Scale: NTS
Drawn By: AG/TK
Drawing No.: L-1.5





Design Review Commission Report

455 North Rexford Drive

May 1, 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 1004 NORTH REXFORD DRIVE (PL1405738).

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

Section 1. David Ochoa, agent, on behalf of Qian Shen and Chen Zichun, 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 1004 North Rexford 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. Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Gerard Colcord). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the

30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

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 filing 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