



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, June 5, 2014  
(Continued from Thursday, March 6, 2014)

**Subject:** **124 South Swall Drive (PL1402459)**  
A request for an R-1 Design Review Permit to allow a second-story addition to a previously approved one-story façade remodel 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:** Sam Ghanouni

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

### REPORT SUMMARY

The applicant is requesting review and 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 project was previously reviewed by the Design Review Commission at its meeting on March 6, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to insufficient landscape plans, differentiating the second floor addition from the first floor, alternative roof pitches, and general massing of the front facing gable on the addition.

As a result of the Commission's comments, the applicant has modified the design of the project with the following changes:

- Revised roof configuration at second floor addition from a single front facing gable to a primary side facing gable with a secondary front facing gable, and;
- One (1) new King Palm and paving buffer planting in the front yard landscaping.

### URBAN DESIGN ANALYSIS

The applicant has thoughtfully incorporated the comments from the Commission and the massing is significantly softened with the second floor addition. As proposed, the project is internally compatible and will serve as a positive enhancement to South Swall Drive.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

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

### **ENVIRONMENTAL ASSESSMENT**

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

### **PUBLIC OUTREACH AND NOTIFICATION**

The project does not require public notification as it is continued from another meeting.



**Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

**Attachment A**

March 6, 2014 DRC Staff Report  
and Previously Proposed Plans



City of Beverly Hills

Planning Division

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## Design Review Commission Report

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

**Subject:** **124 South Swall Drive (PL1402459)**

A request for an R-1 Design Review Permit to allow a second-story addition to a previously approved one-story façade remodel 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:** Sam Ghanouni

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

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### REPORT SUMMARY

The applicant is requesting approval of a revision to allow a second-story addition to a previously approved one-story façade remodel located in the Central Area of the City south of Santa Monica Boulevard. The project was previously approved by the Design Review Commission at its meeting on February 2, 2012 (Attachment A). Based on the scope of work for the revision, City staff is unable to make the determination that the changes substantially comply with the approved plans and the project is before the Commission for review. The modification consists of a second-story addition that is recessed approximately 22'-6" from the face of the ground floor façade. All materials are proposed to match those previously approved.

### URBAN DESIGN ANALYSIS

The bulk and mass of the second floor overpowers the ground floor façade. It appears to lack sufficient detail in terms of façade fenestration to create a fully consistent design between the two stories. The applicant should look at design options to better integrate the two areas of the residence and to create a greater level of internal compatibility.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the

Attachment(s):

- A. Previously Approved Plans – February 2, 2012
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

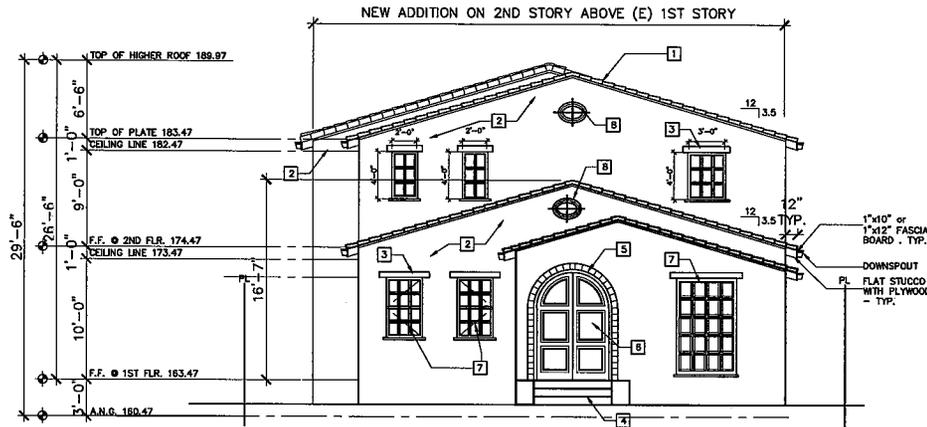
Report Author and Contact Information:

Cindy Gordon, Associate Planner  
(310) 285-1191

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# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

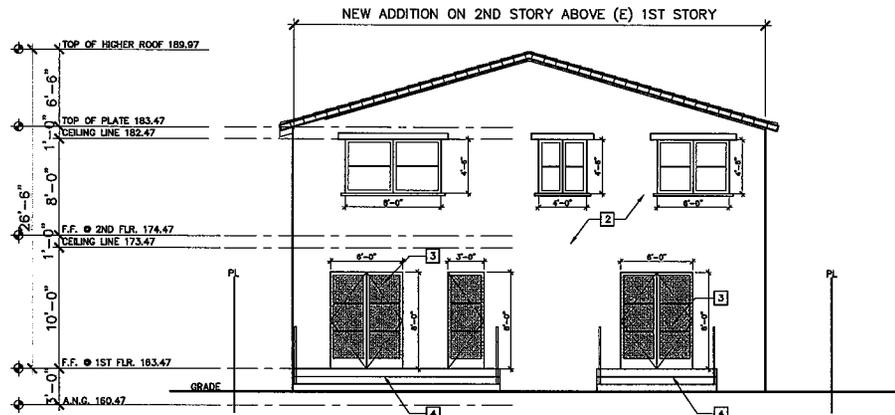
## ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



PROPOSED WEST (FRONT) ELEVATION  
SCALE: 1/10"=1'-0"

LEGENDS:

- 1 2 PIECE ROOF TILE - DARK BROWN TO MATCH PREVIOUSLY APPROVED
- 2 CEMENT PLASTER W/ SMOOTH FINISH SAME AS PREVIOUSLY APPROVED
- 3 WOOD HEADER / STAIN DARK BROWN SAME AS PREVIOUSLY APPROVED
- 4 PREVIOUSLY APPROVED RISER SPANISH TILES
- 5 PREVIOUSLY APPROVED SPANISH TILES AROUND ENTRY
- 6 PREVIOUSLY APPROVED DECORATIVE WOOD ENTRY DOOR W/ WHITE STAIN
- 7 WHITE METAL CLAD WINDOW TO MATCH PREVIOUSLY APPROVED
- 8 PRE-CAST CONC. ORNAMENT IN BOAT ANCHOR COLOR WITH BLACK METAL TO MATCH PREVIOUSLY APPROVED



PROPOSED EAST (REAR) ELEVATION  
SCALE: 1/10"=1'-0"

SAM GHANOUNI DESIGNER

9049 ALCOTT ST., UNIT 205  
LOS ANGELES, CA 90035

TEL (310) 430-1976  
samghanouni@me.com

PROPOSED EAST &  
WEST ELEVATIONS

A7.0

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



PROPOSED WEST (FRONT) COLOR ELEVATION

LEGENDS:

- 1 2 PIECE ROOF TILE - DARK BROWN TO MATCH PREVIOUSLY APPROVED
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samghanouni@me.com

COLOR ELEVATION

A7.2



**Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

**Attachment B**

**Applicant's Written Responses  
to Commission's Comments**

## 124 South Swall Drive – Response to Comments

### (General)

Second story over powers first story

- By breaking the mass and providing flat roof we lowered the height 3' down. This immensely diminished the prominency of second story.

Landscaping requirements changed- need new complete landscape plans. Show existing trees, show side yard landscaping, add for privacy of neighbors

- Landscaping has been added to comply with new design
- Steve Hog was commissioned to update landscaping according to new addition along the south side property line the rows of tall bamboo will create privacy for neighbor where we have added most windows. However On the north side, we have not added much windows to infringe neighbors privacy. That being said we are willing to work with commission and add a strip of tall vegetation on that side as well if needs be.

### (Wyka)

Idea in the back (second story) needs to differentiate itself from the first story

- Creating a flat roof and mansard on 2nd story has enabled us to differentiate a new aesthetic for 2nd floor. This reduces the bulk and mass of structure and softens the home imposition into streetscape.

The hipped roof on the second floor doesn't work, its high and makes the second floor scale less

- This was previously answered. (Flat roof and mansard have eliminated the high pitch roof element)



**Design Review Commission Report**

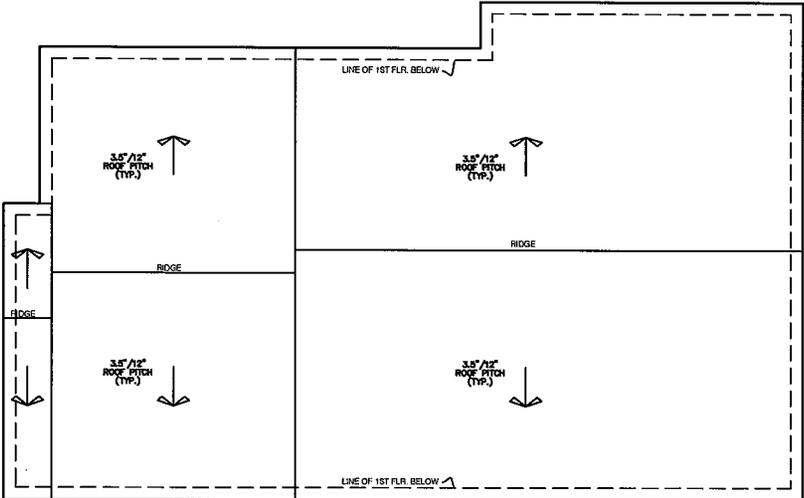
455 North Rexford Drive

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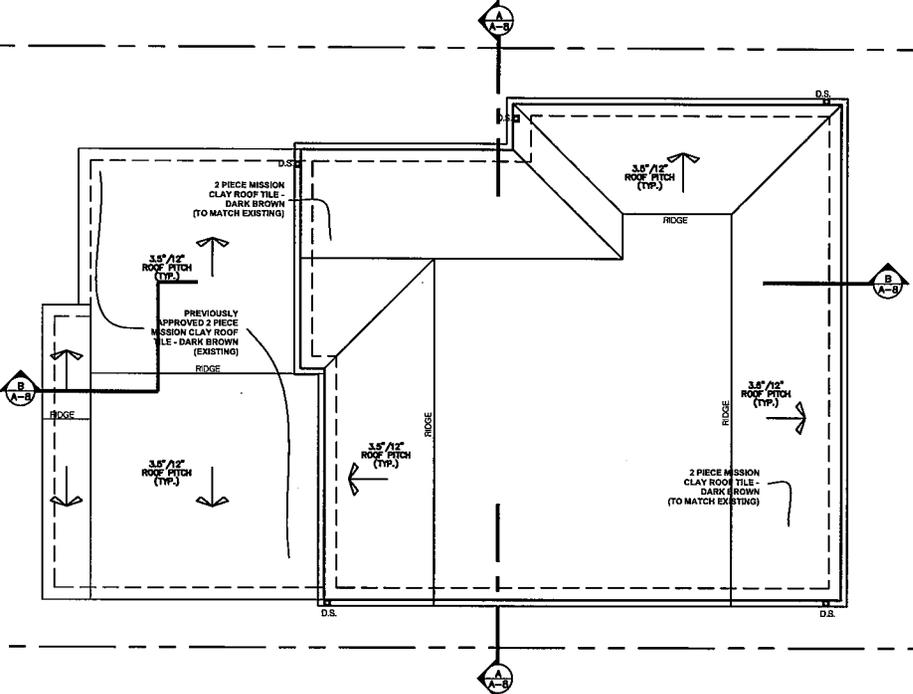
**Attachment C**  
Project Design Plans

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



**EXISTING ROOF PLAN**  
SCALE: 1/10"=1'-0"



**PROPOSED ROOF PLAN**  
SCALE: 1/10"=1'-0"

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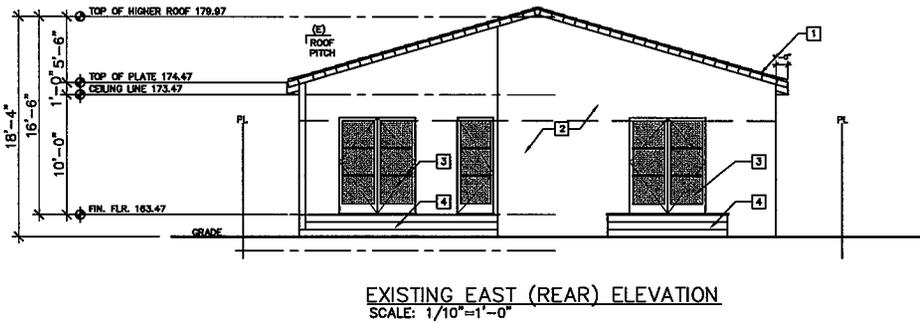
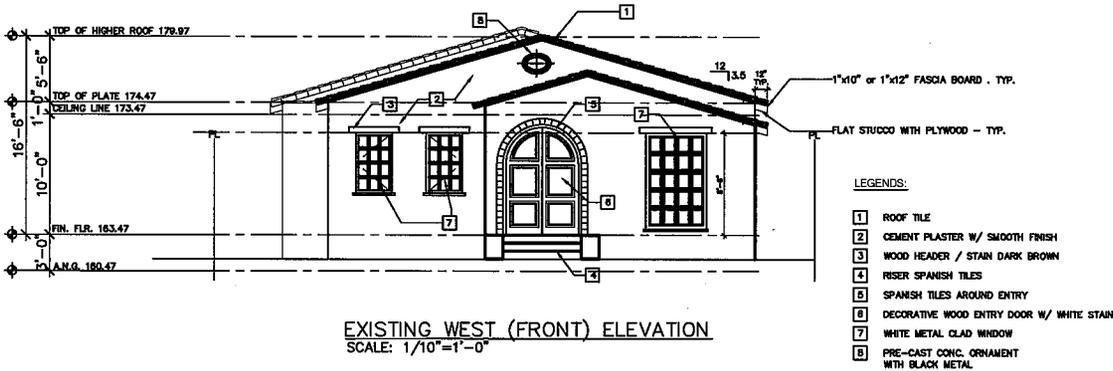
TEL (310) 430-1976  
samghanouni@me.com

**EXISTING &  
PROPOSED ROOF  
PLAN**

A5.0

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

## ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



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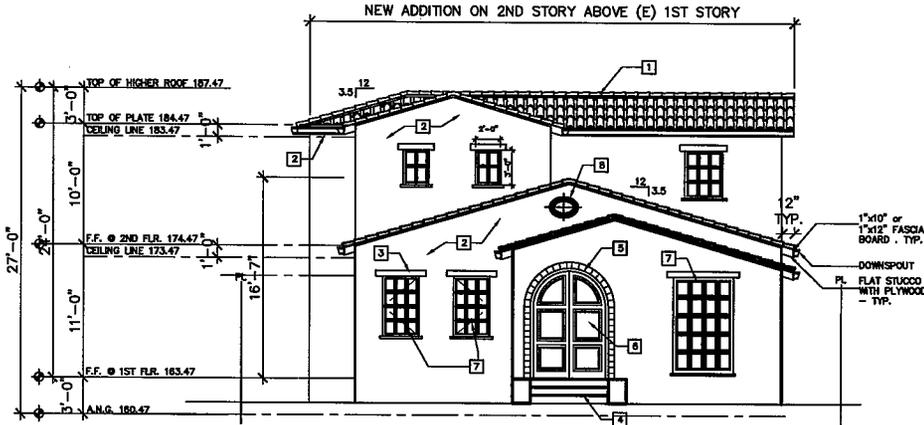
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EXISTING WEST &  
EAST  
ELEVATIONS

A6.0

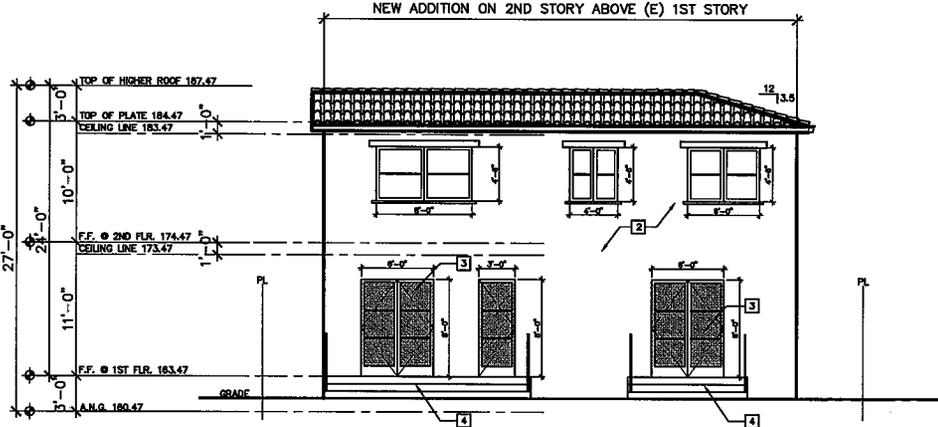
# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

## ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



PROPOSED WEST (FRONT) ELEVATION

SCALE: 1/10"=1'-0"



PROPOSED EAST (REAR) ELEVATION

SCALE: 1/10"=1'-0"

- LEGENDS:
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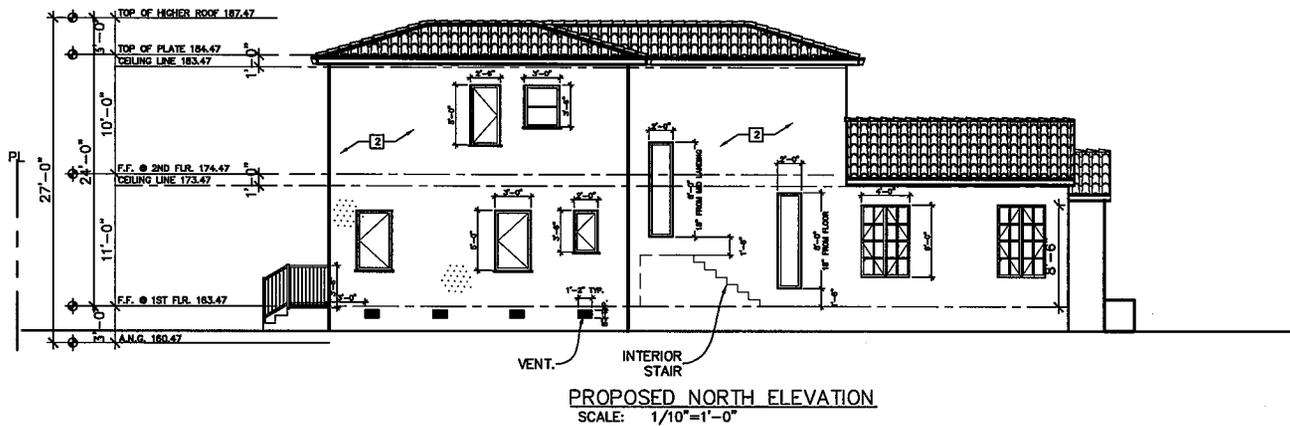
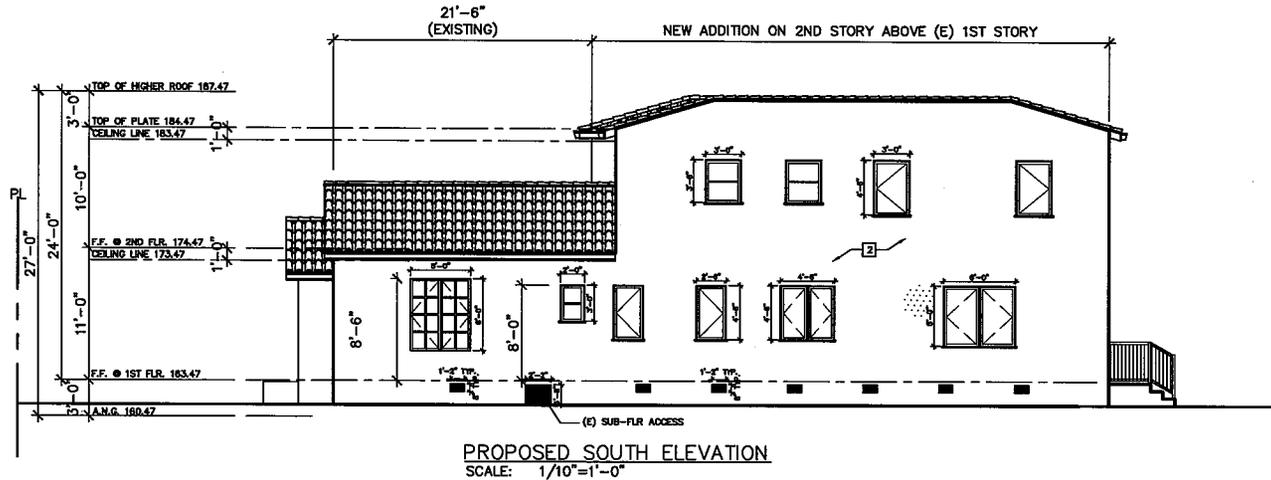
TEL (310) 430-1976  
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PROPOSED EAST &  
WEST ELEVATIONS

A7.0

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

## ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



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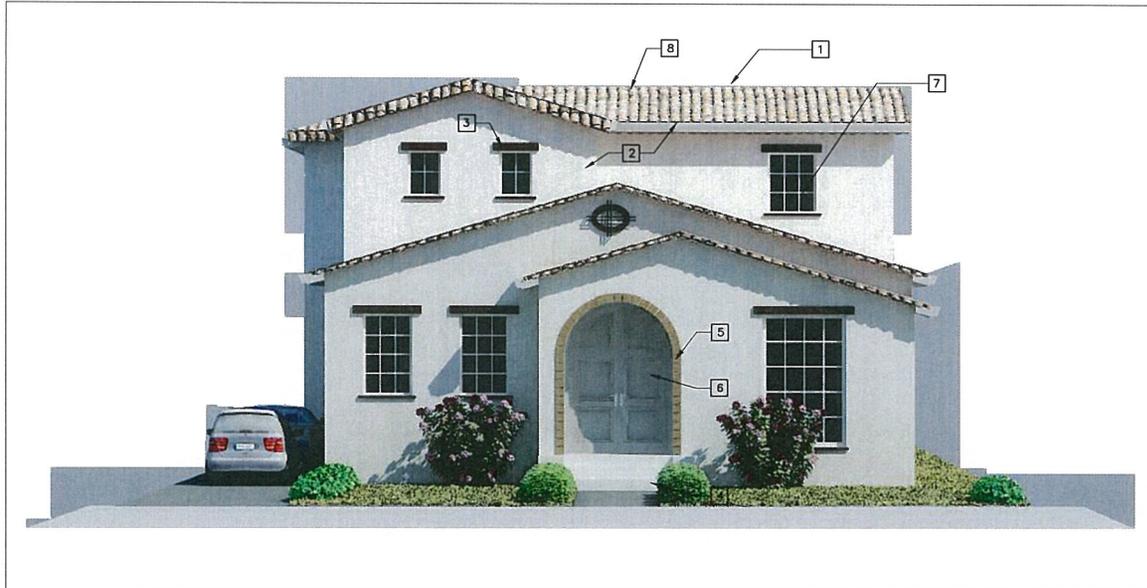
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PROPOSED SOUTH &  
NORTH ELEVATIONS

A7.1

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

## ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



**LEGENDS:**

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PROPOSED WEST (FRONT) COLOR ELEVATION

<p><b>SAM GHANOUNI DESIGNER</b></p>	<p>9049 ALCOTT ST., UNIT 205 LOS ANGELES, CA 90035</p>	<p>TEL (310) 430-1976 samghanouni@me.com</p>	<p>COLOR ELEVATION</p>	<p>A7.2</p>
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# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



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RENDERING

A11.0

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



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samghanouni@me.com

RENDERING

A11.1

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS, CA 90211

ADDITION AND RENOVATION OF (E) SINGLE FAMILY RESIDENCE



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RENDERING

A12.0

**IRRIGATION NOTES**

1. All workmanship shall conform to local building and plumbing codes. The contractor will be responsible for all permits required.
2. Prior to submitting a bid, examine the existing conditions of the site, verify utilities and services prior to trenching, verify all plant material to be saved with the landscape architect.
3. The installation and operation must be approved by the landscape architect. The contractor will be responsible for the operation and guarantee of the entire system. The landscape architect is responsible only for design layout. The landscape architect is to lay out the lawn first.
4. Head to head coverage is to be provided in all areas. Avoid overlapping into walks, buildings, driveways, etc. Select heads with the arc of spray most suited for the type of planting indicated on the planting plan.
5. The irrigation system is to be fully automatic. The contractor is to label all valves and supply a chart at each automatic timer. The contractor is responsible to explain the operation of the system and timer functions to the owner.
6. Verify the timer location with the owner and Landscape Architect. Water lines to be programmed to operate between 10:00pm and 7:00am.
7. Pressure reducing valve shall be installed where pressure at meter exceeds 80 psi.
8. All valves and piping shall be located in planting areas except where it is desirable to do so. All valves are to be underground unless approved by the Landscape Architect.
9. Avoid installing irrigation system with constructed elements, trees or plants. Trees should be planted prior to installation of irrigation system. Coordinate irrigation work with planting plans to avoid conflicting locations between piping and plant pits.
10. Provide separate valve systems for lawn, shrub & solar exposure as necessary.
11. Provide shutoffs saving points on all lines.
12. Provide drip system for screening hedge material, verify trees to be on drip with Landscape architect.
13. All pressure lines shall be 3/4" - 1" PVC buried a min. of 18" below grade, all non-pressure lines shall be Class 200 PVC buried a min. of 12" below grade.
14. All piping, PVC electrical sleeves, etc., under paving shall be installed prior to paving work. No trees, sets or other items in piping shall be located under paving. Cap all ends hand tight prior to backfill.
15. Connection between controller and remote control valves shall be made with direct burial AWG-UF 600-volt wire. Wire sizing to be no. 14. All splices must be waterproofed.
16. Initial backfill on plastic lines shall be of a fine granular material with no foreign matter larger than 1/2" in size. Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips humps or irregularities.
17. Provide and install Champion hose bibs on slaked galvanized risers. Install decorative hose bibs at Owner's request.
18. Provide check valves as required.
19. Pop-up sprinklers shall be used in all landscaped areas adjacent to paving, walkways, and in all lawn areas.
20. The sprinkler system design is based on the minimum operating pressure and the maximum flow demand at each point of connection. The water pressure is to be verified prior to construction.
21. Plastic fittings shall be of schedule 40 polypropylene chloride injection molded and side gated. Where breaks are required, these shall be injection molded also.
22. Upon completion of the work, remove all excess material, equipment and waste.
23. The sprinkler system shall be unconditionally guaranteed for a period of one year from the date of completion.
24. The Landscape Architect is to be notified 48-hrs. min. prior to a meeting.

**NOTE:**  
SEE ARCHITECTS PLAN FOR FRONT YARD HARDSCAPE CALCULATIONS



JACARANDA MIMOSIFOLIA



ARCHONTOPHOENIX CUNNINGHAMIANA  
KING PALM



CERCIS CANADENSIS  
EASTERN REDBUD

LEGEND				
SYMBOL	QUANTITY	PLANT	SIZE	WATER USAGE
	12	BAMBUSA OLDHAMII TIMBER BAMBOO	24" BOX	MODERATE
	9	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	MODERATE
	1	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	MULTI TRUNK (2) # 200 TRUNKS EACH	MODERATE
	2	JACARANDA MIMOSIFOLIA*	36" BOX	MODERATE
	1	CERCIS CANADENSIS EASTERN REDBUD	24" BOX	MODERATE
	5	ABELIA KALEIDESCOPE	5 GALLON	MODERATE
	6	RHAPIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	5 GALLON	MODERATE
	1	WESTINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	15 GALLON	LOW
	5	LAVENDER AUGUSTIFOLIA 'MUSTEAD' ENGLISH LAVENDER	5 GALLON	MODERATE
	5	PHORMIUM TENAX 'JESTER' NEW ZEALAND FLAX	15 GALLON	MODERATE
	30	AEONIUM 'SUNBURST'	1 GALLON	LOW
		RUCELLIA BRITTONIANA BUFFALO GRASS	900	LOW



ABELIA KALEIDESCOPE



RHAPIOLEPIS INDICA 'CLARA'  
INDIAN HAWTHORNE



WESTINGIA FRUTICOSA 'SMOKEY'  
COAST ROSEMARY



AEONIUM 'SUNBURST'



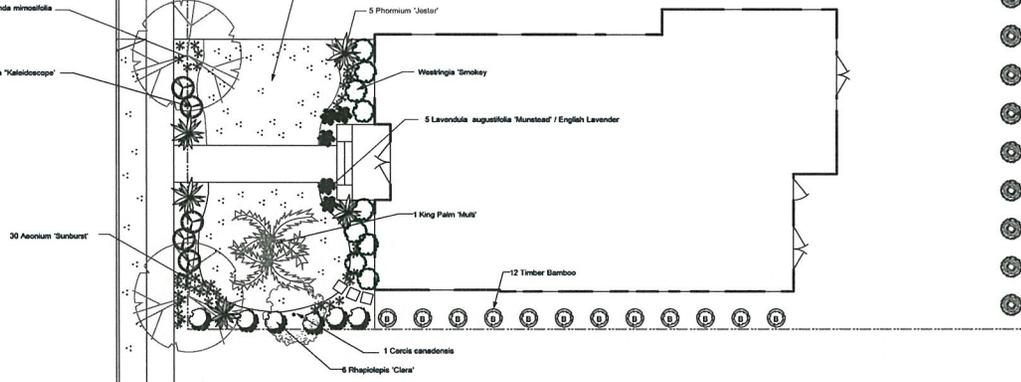
PHORMIUM TENAX 'JESTER'  
NEW ZEALAND FLAX



BAMBUSA OLDHAMII



CUPRESSUS SEMPERVIRENS



**PLANTING PLAN**

SCALE: 1/8" = 1' 0"



Steve Hug - Landscape Architect  
19162-1 Index St., Northridge, CA  
91326  
(818) 960-7206

**PLANTING PLAN**

CYRUS GABAY RESIDENCE  
104 S. SMALL DRIVE  
BEVERLY HILLS, CA 90211  
213 445 5754 cyrus@cfarb.net

5-18-2011

REVISED 5-15-2014



**Design Review Commission Report**

455 North Rexford Drive

June 5, 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 SECOND-STORY ADDITION TO A PREVIOUSLY APPROVED ONE-STORY FAÇADE REMODEL FOR THE PROPERTY LOCATED AT 124 SOUTH SWALL DRIVE (PL1402459).

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 Cyrus Gabaiy, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a second-story addition to a previously approved one-story façade remodel for the property located at 124 South Swall 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 June 5, 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: June 5, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission