



Design Review Commission Report

Meeting Date: Thursday, September 4, 2014

Subject: **602 North Beverly Drive (PL1408807)**

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: Todd Riley – Landry Design Group

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at the meetings on July 8, 2014 and August 7, 2014 (Attachment A). At the meetings, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to the bulk and mass of the house along Carmelita elevation.

As a result of the Commission's comments at the July 8, 2014 meeting, the applicant previously modified the design of the project with the following changes:

- Added modulation of 2'-8" along the Carmelita elevation;
- Lowered top of plate and roof height at central portion of the Carmelita elevation;
- Revised dormers for five small dormers rather than the eight dormers previously proposed.
- Added five new 72" box trees to soften the mass of the structure.
- The applicant added two large evergreen trees in the front setback.

At the Commission meeting on August 7, 2014, the Commission expressed concern that the revisions to the design did not do enough to reduce the bulk and mass of the residence as it appeared on the Carmelita elevation. The Applicant responded by further refining the design by eliminating a 26' long by 19' deep portion of the second floor Master Suite which serves to reduce the mass of the Carmelita elevation.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

URBAN DESIGN ANALYSIS

Attachment(s):

- August 7, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
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Design Review Commission Report

455 North Rexford Drive

September 4, 2014

The Applicant has worked with the staff and has been responsive to the Commission's request to reduce the bulk and mass of the residence along the Carmelita elevation while making an effort to maintain the architectural program and style of the building. Based on a review conducted by the Urban Design Team, staff believes that the building cannot be further modified without destroying the architectural concept. The Commission is requested to either approve the project as presented or deny the proposed project.

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 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. The property was originally designed by Kurt Myer Radon, an architect listed on the City's Master Architect List. However, as the result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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

September 4, 2014

Attachment A

August 7, 2014 DRC Staff Report and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, August 7, 2014

Subject: **602 North Beverly Drive (PL1408807)**

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: Todd Riley – Landry Design Group

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

REPORT SUMMARY

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

- Added modulation of 2'-8" along the Carmelita elevation;
- Lowered top of plate and roof height at central portion of the Carmelita elevation;
- Revised dormers for five small dormers rather than the eight dormers previously proposed.
- Added five new 72" box trees to soften the mass of the structure.
- The applicant added two large evergreen trees in the front setback.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed single-family residence is well-designed and internally consistent to the Parisian French style. The Applicant appears to have addressed the concerns raised by the Commission regarding the bulk and mass of the residence on the Carmelita Avenue elevation by modulating the side elevation, lowering the roof height on the side elevation, and

Attachment(s):

- July 8, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
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Design Review Commission Report

455 North Rexford Drive

August 7, 2014

revising the dormers on the residence. In addition, the Applicant has added additional trees to soften the appearance of the structure and help it blend into the existing neighborhood.

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.

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PUBLIC OUTREACH AND NOTIFICATION

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



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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

COLOR ELEVATION -
FRONT ELEVATION

DATE 06.16.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.

A-6.2
ELEV.

COLOR ELEVATION - FRONT ELEVATION SCALE 3/32" = 1'-0" 1



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**PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210**

**COLOR ELEVATION -
STREET SIDE ELEVATION**

DATE 06.14.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
A-6.3
ELEV.

COLOR ELEVATION - STREET SIDE ELEVATION NOT TO SCALE **1**



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PRIVATE RESIDENCE
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BEVERLY HILLS, CA 90210

COLOR ELEVATION -
FRONT/STREET SIDE
PERSPECTIVE VIEW

DATE 06.16.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
A-6.4
ELEV.

COLOR ELEVATION - FRONT/ STREET SIDE PERSPECTIVE VIEW

NOT TO SCALE




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**COLOR ELEVATION - FRONT
ELEVATION @ TWILIGHT**

DATE 06.16.2014
 SCALE AS NOTED
 DRAWN
 JOB # 1401.00

SHEET NO.
A-6.5
 ELEV.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT NOT TO SCALE **1**



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**PRIVATE RESIDENCE
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BEVERLY HILLS, CA 90210**

**COLOR ELEVATION -
FRONT ELEVATION**

DATE 06.16.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

A-6.2

ELEV.

COLOR ELEVATION - FRONT ELEVATION

SCALE 3/32" = 1'-0"





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**COLOR ELEVATION -
STREET SIDE ELEVATION**

DATE 06.16.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
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COLOR ELEVATION - STREET SIDE ELEVATION

NOT TO SCALE





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**PRIVATE RESIDENCE
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BEVERLY HILLS, CA 90210**

**COLOR ELEVATION -
FRONT/STREET SIDE
PERSPECTIVE VIEW**

DATE 06.16.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
A-6.4
ELEV.

COLOR ELEVATION - FRONT/ STREET SIDE PERSPECTIVE VIEW

NOT TO SCALE **1**



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PRIVATE RESIDENCE
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**COLOR ELEVATION - FRONT
 ELEVATION @ TWILIGHT**

DATE 06.16.2014
 SCALE AS NOTED
 DRAWN
 JOB # 1401.00

SHEET NO.
A-6.5
 ELEV.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

NOT TO SCALE





Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment B

Applicant's Written Response to the Commissioner's Comments

D R C R E S P O N S E

PROJECT: **602 North Beverly Drive**

DATE: **August 18th, 2014**



-
1. **Concern:** The bulk and mass of the house along the Carmelita side. Architect to study options to soften this elevation.

Response: In addition to adding modulation, removing dormers and lowering the roof height during our previous round of revisions and study, please see the following additional design changes

- a. The Master Suite at the south east corner has been re-designed to reduce the visual impact of the building on the Carmelita side. Specifically, an area of 26' long x 19' deep has been removed. Thus reducing the second story mass by 25% at the Carmelita elevation.
- b. The previously proposed 72" box specimen trees will remain to further screen the building.

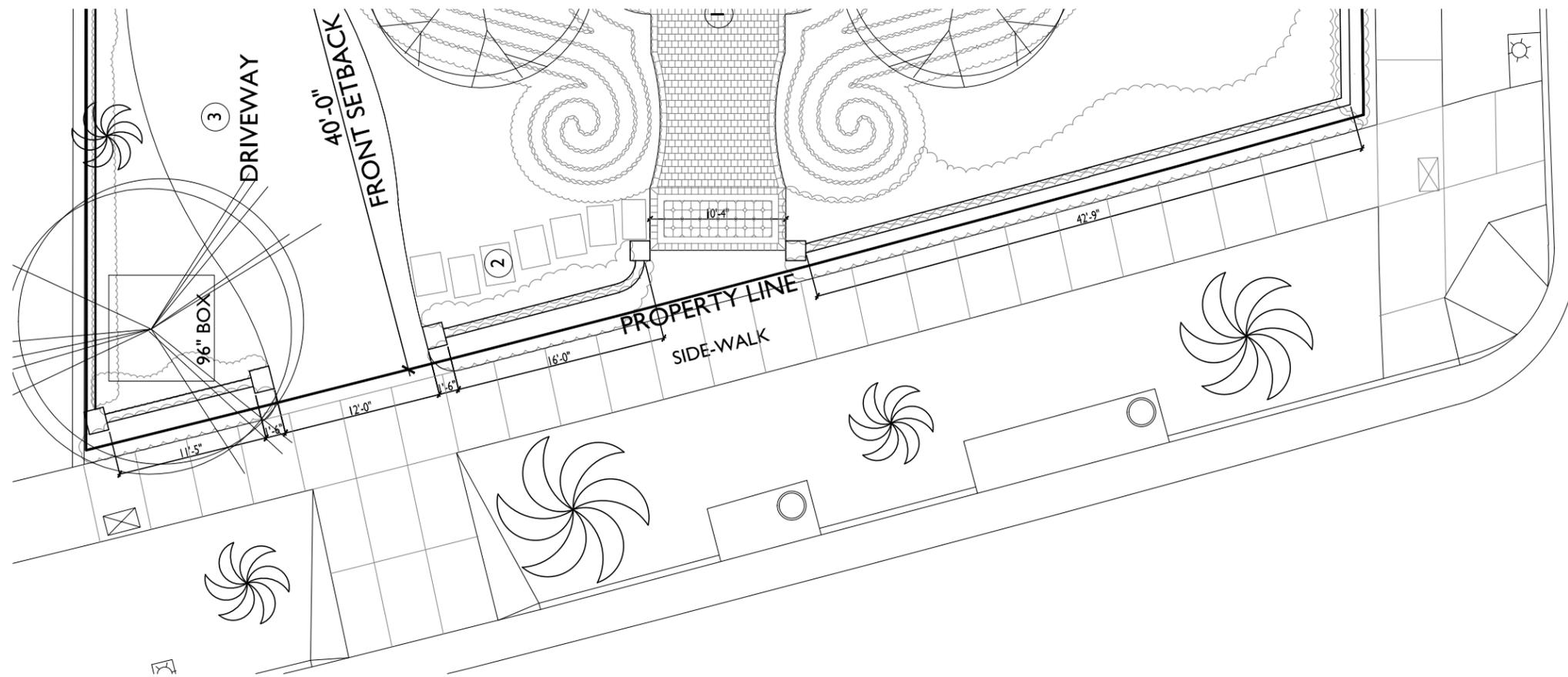


Design Review Commission Report

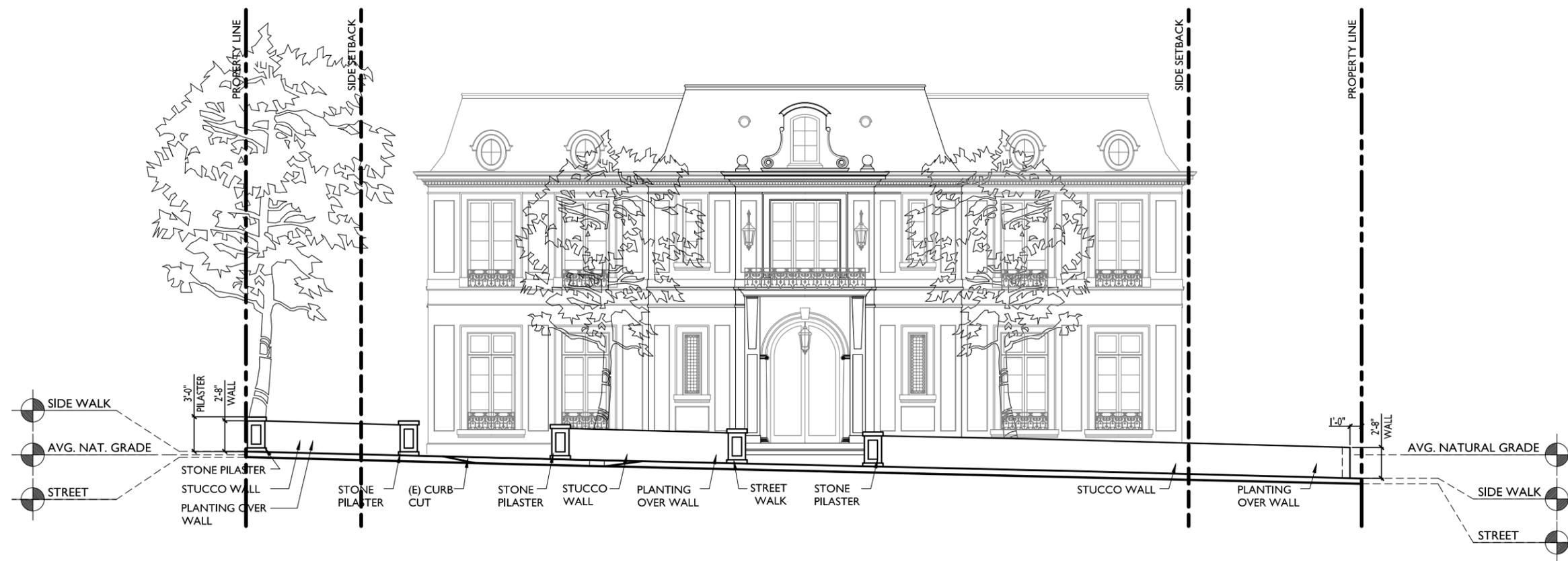
455 North Rexford Drive

September 4, 2014

Attachment C
Project Design Plans



FRONT FENCE PLAN SCALE 3/32" = 1'-0" 2



FRONT FENCE ELEVATION SCALE 3/32" = 1'-0" 1

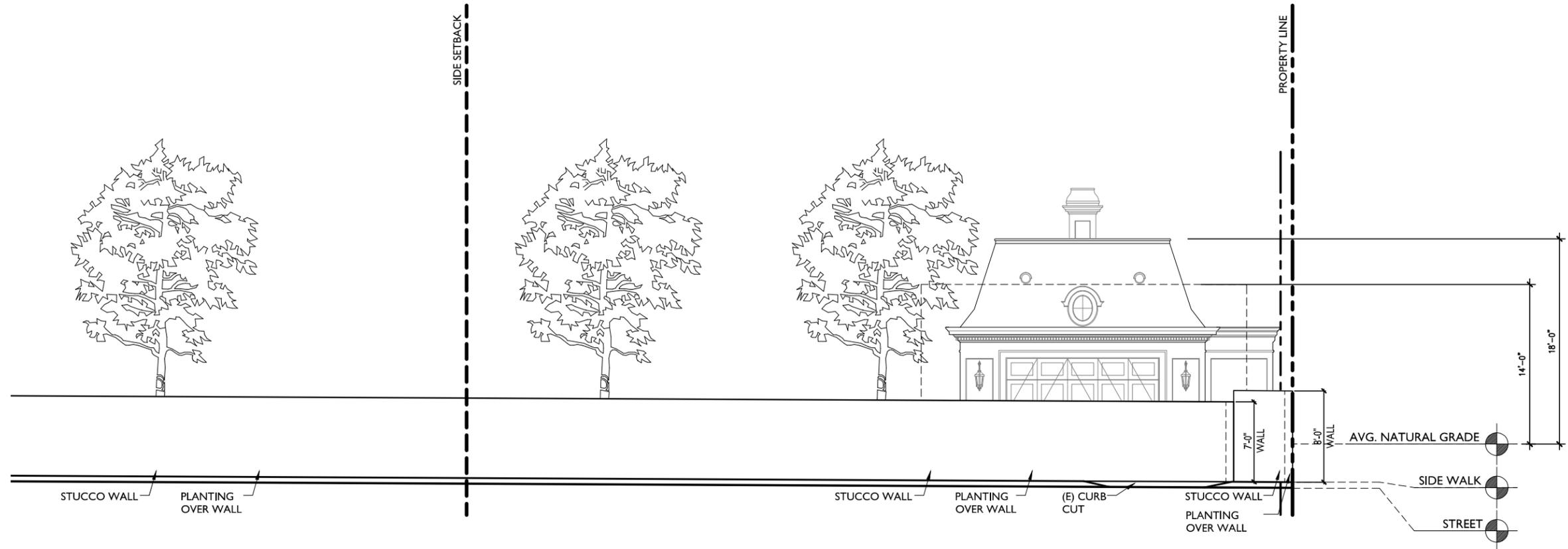
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PRIVATE RESIDENCE
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 BEVERLY HILLS, CA 90210

FENCE ELEVATIONS

DATE 08.18.2014
 SCALE AS NOTED
 DRAWN
 JOB # 1401.00

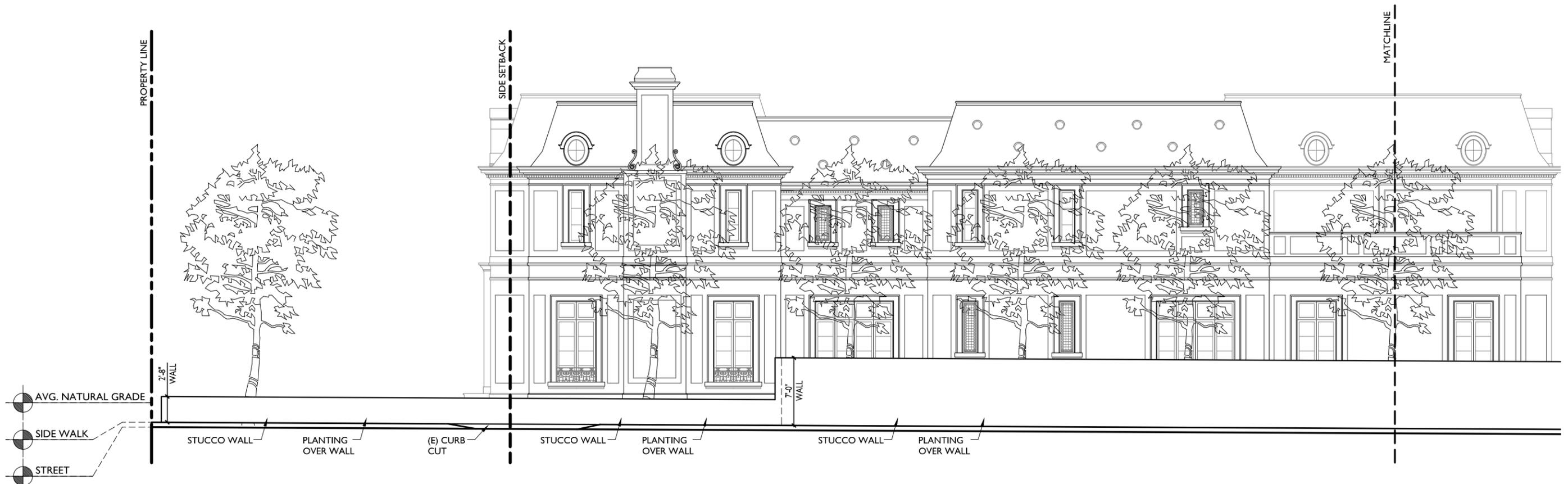
SHEET NO.
A-5.1
 ELEV.



STREET SIDE FENCE ELEVATION

SCALE 3/32" = 1'-0"

2



STREET SIDE FENCE ELEVATION

SCALE 3/32" = 1'-0"

1

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PRIVATE RESIDENCE
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 BEVERLY HILLS, CA 90210

FENCE ELEVATIONS

DATE 08.18.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

A-5.2

ELEV.

EXTERIOR ELEVATION NOTES

- | | |
|---------------------------|----------------------|
| 1. STONE | 7. EXTERIOR LIGHTING |
| 2. SLATE | 8. VENT |
| 3. WOOD DOOR/WINDOW | 9. CUT STONE |
| 4. PLANTER BOX | |
| 5. SPECIALTY GLASS | |
| 6. WROUGHT IRON GUARDRAIL | |



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PRIVATE RESIDENCE
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BEVERLY HILLS, CA 90210

EXTERIOR ELEVATIONS



REAR - SOUTH ELEVATION

SCALE 3/32" = 1'-0"

2



FRONT - NORTH ELEVATION

SCALE 3/32" = 1'-0"

1

DATE 08.18.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

A-6.0

ELEV.

EXTERIOR ELEVATION NOTES

- | | |
|---------------------------|----------------------|
| 1. STONE | 7. EXTERIOR LIGHTING |
| 2. SLATE | 8. VENT |
| 3. WOOD DOOR/WINDOW | 9. CUT STONE |
| 4. PLANTER BOX | |
| 5. SPECIALTY GLASS | |
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EXTERIOR ELEVATIONS

DATE 08.18.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

A-6.1

ELEV.



SIDE - WEST ELEVATION SCALE 3/32" = 1'-0" **2**



STREET SIDE - EAST ELEVATION SCALE 3/32" = 1'-0" **1**



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PRIVATE RESIDENCE
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**COLOR ELEVATION -
FRONT ELEVATION**

DATE 08.18.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
A-6.2
ELEV.

COLOR ELEVATION - FRONT ELEVATION

SCALE 3/32" = 1'-0"



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PRIVATE RESIDENCE
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COLOR ELEVATION - FRONT
ELEVATION @ TWILIGHT

DATE 08.18.2014
SCALE AS NOTED
DRAWN
JOB # 1401.00

SHEET NO.
A-6.5
ELEV.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

NOT TO SCALE



FRONT VIEW - INCLUDES THE STREET TREES AND ALL PROPOSED LANDSCAPE MATERIALS

N.T.S.

1



FRONT VIEW - WITH EXISTING STREETScape

N.T.S.

1

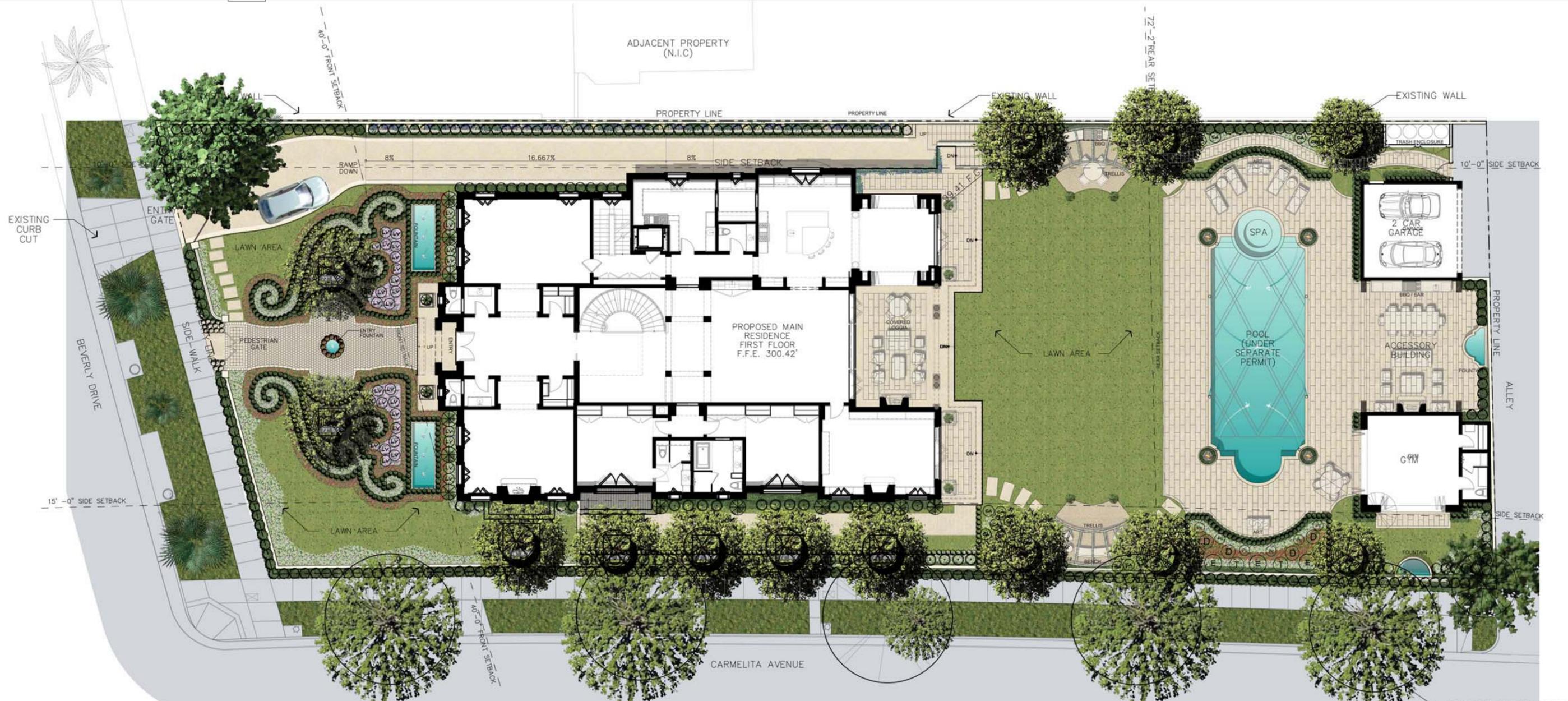
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PRIVATE RESIDENCE
 602 N. BEVERLY DRIVE
 BEVERLY HILLS, CA 90210

STREETSCAPE PHOTO MONTAGE

DATE	08.18.2014
SCALE	NTS
DRAWN	
JOB #	1401.00

SHEET NO.
A-11.0
 PHOTO MONTAGE



SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
D	Diosma pulchrum	NCN	15 gal.	4	
P	Pittosporum crassifolium 'Nana'	Pittosporum	15 gal.	6	
H	Ilex x Meserveae	Blue Girl Holly	15 gal.	17	
R	Rosa Hybrid	Iceberg Rose	15 gal.	65	
LV	Lavendula Heterophylla	Lavender	5 gal.	33	
T	Tibuchina Heteromeles	Princess Flower	24" box	4	
E	Eriobrya Coppertone	NCN	24" box	5	
CA	Camellia Japonica 'Nuchio's Gem'	White Camellia	15 gal.	39	White

HEDGE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
B	Buxus japonica	Japanese Boxwood	5 gal.	12" o.c. (789)	
L	Ligustrum japonica 'Texanum'	Texas Privet	15 gal.	24" o.c. (67)	
B	Buxus japonica 'Topiary'	Japanese Boxwood	24" box	2	Ball shape
F	Ficus microphylla nitida 'Green Gem'	Ficus	24" box	24" o.c. (241)	
L	Ligustrum Japonica 'Texanum'	Texas Privet 'Cone Form'	36" box	12	CONE FORM

GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
SC		Seasonal Color	1 gal.		

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
Q	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	72" BOX	8	STANDARD - REAR YARD
M	MAGNOLIA GRANDIFOLRA	MAGNOLIA TREE	96" BOX 72" BOX	2 1	STANDARD STANDARD

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Project Name
SULISTYO RESIDENCE
 602 N BEVERLY DRIVE
 BEVERLY HILLS, CA

Sheet Title

Scale: 1/8" = 1'-0"

Date: 6-2-14

Revision No. Description

Sheet No.
L-



Design Review Commission Report

455 North Rexford Drive

September 4, 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 602 NORTH BEVERLY DRIVE (PL1408807).

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

Section 1. Todd Riley, Landry Design Group, agent, on behalf of the ACR Investments, LLC, 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 602 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. The property was originally designed by Kurt Myer Radon, an architect listed on the City’s Master Architect List. However, as the

result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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 duly noticed public hearings on July 8, 2014, August 7, 2014, and September 4, 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 project specific 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: **September 4, 2014**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission