



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: Tuesday, October 2, 2014

Subject: **244 South Clark Drive (PL1424452)**

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

Project Applicant: Ben Borukhim – bBA Studios, Inc.

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Spanish Mission Revival Style; however, since the project introduces a larger two-story mass to a lot flanked by one-story residences, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, staff generally supports the proposed design. The design exhibits a nice material palate that complements the Spanish style and includes detailing that is appropriate to the style. Staff is recommending that the Commission hold the public hearing and provide the Applicant with an approval.

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. 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.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

October 2, 2014

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 and the block face 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 September 19, 2014; the site was posted on September 18, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

October 2, 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):

Spanish Mission Residence. Our design incorporates a 5:12 sloped terra cotta, spanish barrel tile roof, asymmetrical roof. The house itself is rapped in white smooth stucco contrasted by wooden window trims, eaves, and overhangs. All of our doors, windows, juliet balconies and archways are designed for the human scale and not excessively large, each trimmed with decorative wood treatments or decorative iron work, and recessed on our double thick wall to show much depth. The front door approach is covered with an arched arcade in dialogue with the porte cochere that is recessed back a few feet.

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

D Site & Area Characteristics

Lot Dimensions: 50' X 125' Lot Area (square feet): 6,250
 Adjacent Streets: Between Charleville Blvd. and Gregory Way

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

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

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

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

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30'		30'
Roof Plate Height:	22'		
Floor Area:	4000	1932	3989
Rear Setbacks:	28'	18'-7"	29'-10"
Side Setbacks:	S/E 5' & 9'	S/E 9' & 0'	S/E 5' & 10'
	N/W 5'	N/W	N/W 5'
Parking Spaces:		2	3

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: X-73 Eggshell by La Habra

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

Material: wood
Texture /Finish: stained
Color / Transparency: walnut

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

Material: wood
Texture /Finish: stained
Color / Transparency: walnut

PEDIMENTS

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

ROOF

Material: Boral Barrel Roof Clay Tile
Texture /Finish:
Color / Transparency: Red - 2 Piece Mission Blend by Boral

CORBELS

Material: Wood
Texture /Finish: Stained
Color / Transparency: Walnut

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: Black
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Vinyl
Texture /Finish: Painted
Color / Transparency: MP13200 James Brown

EXTERIOR LIGHTING

Material: Hinkley Sconce Light, Model: Clifton Beach 2406CB
Texture /Finish: Bronze
Color / Transparency: Bronze

PAVED SURFACES

Material: Flagstone Pavers / Saltilo Tile
Texture /Finish: Stone / Tile
Color / Transparency: Beige Mix / Terra Cotta Color

FREESTANDING WALLS AND FENCES

Material: Stucco to match house
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: Decorative Tile
Texture /Finish: Glazed
Color / Transparency: Varies

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

Our landscape theme incorporates Mediterranean and Subtropical plants to site the house on the lot and aid in blending the house to its context and adding to the natural, garden like quality of the city.

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.

While staying true to the Spanish Mission style and incorporating asymmetrical roofs and human scale openings, we've designed an arched arcade to the entry. All of our doors, windows, Juliet balconies and archways are designed for the human scale and not excessively large, each trimmed with decorative wood treatments or decorative iron work, and recessed on our double thick wall to show much depth.

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.

Our entry path starts off center and curves towards the entry, pulling you through the front yard and creating various focal points from Strawberry Marina trees surrounded by Lavandula Dwarf shrubs to rows of Azaleas and Roses. Our driveway is also angled to allow additional landscaping between the driveway and the sideyard property line. Attention has been given to the various heights of these elements and how the open up the front yard as well as screening it from other angles.

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

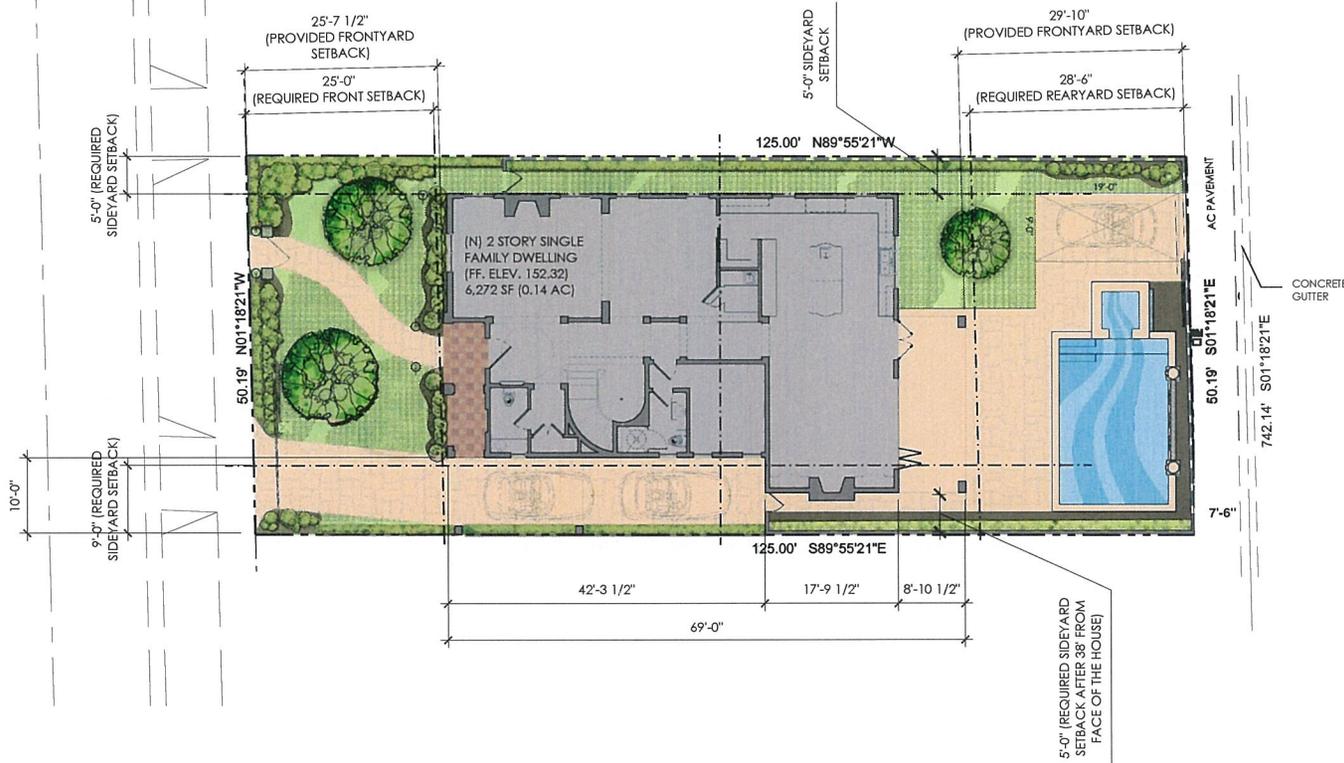
The existing house, though also Spanish Mission in style, is not as open and inviting as our proposed Residence. The current house incorporates a fairly closed off wall as the facade of the house and has an far setback from the front of the house. The proposed development consists of a design where the house faces street where we have borrowed the entry arcade concept and rotated it so that the entry is clearly visible from the front of the house.

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.

By the strategic placement and sizing of windows along with the proposed ficus nitida, our client and the neighboring properties can expect to have their privacy maintained.

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 existing street is lined with many Spanish Mission homes along with a number of recent 2 story developments of various styles. By developing this project in the style of the predominant characteristic of the neighborhood, the Spanish Mission style, our project blends in as a larger version of many of the existing homes in the area.



SHEET A1.1

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

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	Required	Proposed
FRONTYARD SETBACK	: 25'-0"	: 25'-0"
REARYARD SETBACK	: 28'-6"	: 29'-10"
SIDEYARD SETBACK (N)	: 9'-0" for 1st 38' : 5'-0" thereafter	
SIDEYARD SETBACK (S)	: 5'-0"	: 5'-0"
LOT AREA	: 6,272 Sq. Ft.	
MAXIMUM FLOOR AREA	: 4,008 Sq. Ft.	

PRIVATE RESIDENCE

244 S. CLARK



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0" FILE: 1

ELEVATION KEYNOTES:

1	STUCCO BY LA HABRA	SMOOTH	EGG SHELL X-73 SANTA BARBARA FINISH
2	WALL NICHES WITH MALIBU TILES	SMOOTH	
3	ROOF - BORAL	2 PIECE MISSION	RED
4	GUTTER	PRE-FORMED G.I. SHEET	PAINT TO MATCH MATTHEW MP13200 JAMES BROWN
5	WOOD CORBEL	WOOD	STAINED TO MATCH HAMPTON WALNUT
6	WIN. + DRS. FRAME	WOOD	STAINED TO MATCH HAMPTON WALNUT
7	RAILING	WROUGHT IRON	PAINT TO MATCH MATTHEW MP 19962 RODIN PATINA
8	OUTDOOR PATIO PAVER	TILES	SALTILLO TERRA-COTA TILES
9	9' ENTRY DOOR	SOLID WOOD W/ WROUGHT IRON	STAINED TO MATCH HAMPTON WALNUT
10	SCONCE LIGHT	BRONZE	CLIFTON BEACH BY HINKLEY



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0" FILE: 2

SHEET A3.1

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

PROPOSED ELEVATIONS

PRIVATE RESIDENCE
244 S. CLARK

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email: info@bbAstudios.com

Z:\14.09.02 244 S Clark\CAD\Sheets\11.X.17.DWG\A3.3 COLORED FRONT ELEVATION.dwg, 7/16/2014 4:11:24 PM



COLORED FRONT ELEVATION

SCALE: N.T.S.

FILE:

1

ELEVATION KEYNOTES:

1	STUCCO BY LA HABRA	SMOOTH	EGG SHELL X-73 SANTA BARBARA FINISH
2	WALL NICHES WITH MALIBU TILES	SMOOTH	
3	ROOF - BORAL	2 PIECE MISSION	RED
4	GUTTER	PRE-FORMED G.I. SHEET	PAINT TO MATCH MATTHEW MP13200 JAMES BROWN
5	WOOD CORBEL	WOOD	STAINED TO MATCH HAMPTON WALNUT
6	WIN. + DRS. FRAME	WOOD	STAINED TO MATCH HAMPTON WALNUT
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8	OUTDOOR PATIO PAVER	TILES	SALTILLO TERRA-COTA TILES
9	9' ENTRY DOOR	SOLID WOOD W/ WROUGHT IRON	STAINED TO MATCH HAMPTON WALNUT
10	SCONCE LIGHT	BRONZE	CLIFTON BEACH BY HINKLEY

SHEET A3.3

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

• COLORED FRONT ELEVATION

PRIVATE RESIDENCE
244 S. CLARK

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SHEET A3.4

SCALE: 1/4"=1'-0"
 • FENCE & GATE ELEVATION

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PRIVATE RESIDENCE
 244 S. CLARK



EXISTING RESIDENCE IMAGE

SCALE: N.T.S.

FILE:

2



EXISTING RESIDENCE IMAGE

SCALE: N.T.S.

FILE:

1

SHEET A8.1

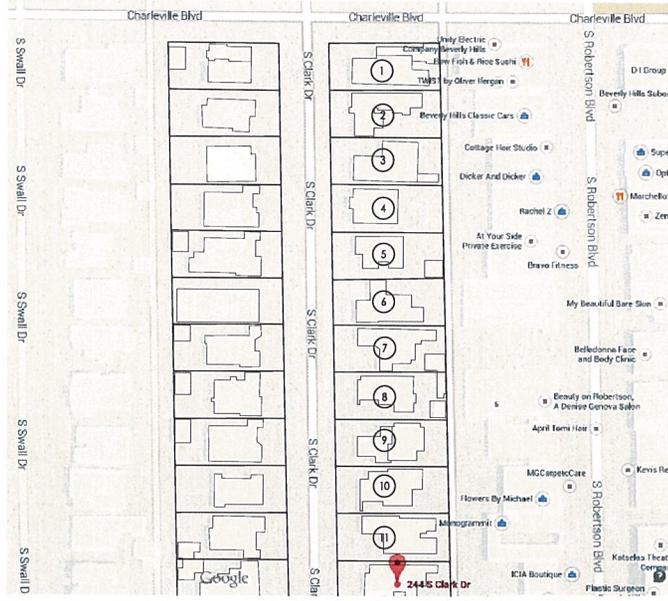
SCALE: N.T.S.

• EXISTING RESIDENCE & SITE IMAGES

PRIVATE RESIDENCE 244 S. CLARK

b|b A STUDIOS, INC

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KEYNOTES:

- ① 200 S. CLARK DR.
- ② 204 S. CLARK DR.
- ③ 208 S. CLARK DR.
- ④ 212 S. CLARK DR.
- ⑤ 216 S. CLARK DR.
- ⑥ 220 S. CLARK DR.
- ⑦ 224 S. CLARK DR.
- ⑧ 228 S. CLARK DR.
- ⑨ 232 S. CLARK DR.
- ⑩ 236 S. CLARK DR.
- ⑪ 240 S. CLARK DR.
- ▨ SITE PROPERTY



① ② ③ ④ ⑤ ⑥



⑦ ⑧ ⑨ ⑩ ⑪

SHEET A8.2

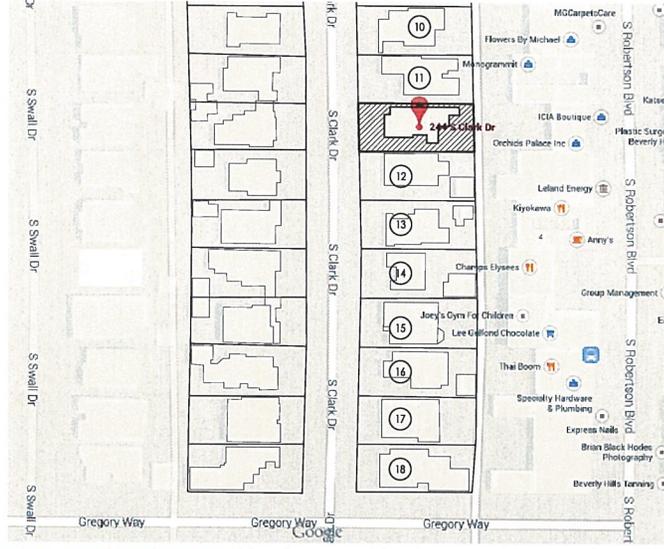
SCALE: N.T.S.

• EXISTING NEIGHBOR
PANORAMIC IMAGE

bBA STUDIOS, INC

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**PRIVATE RESIDENCE
244 S. CLARK**



KEYNOTES:

- ① 240 S. CLARK DR.
- ▨ SITE PROPERTY
- ② 248 S. CLARK DR.
- ③ 252 S. CLARK DR.
- ④ 256 S. CLARK DR.
- ⑤ 260 S. CLARK DR.
- ⑥ 264 S. CLARK DR.
- ⑦ 268 S. CLARK DR.
- ⑧ 272 S. CLARK DR.



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④



⑤

⑥

⑦

⑧

SHEET A8.3

SCALE: N.T.S.

• EXISTING NEIGHBOR
PANORAMIC IMAGE

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**PRIVATE RESIDENCE
244 S. CLARK**



KEYNOTES:

- ① 273 S. CLARK DR.
- ② 269 S. CLARK DR.
- ③ 265 S. CLARK DR.
- ④ 261 S. CLARK DR.
- ⑤ 257 S. CLARK DR.
- ⑥ 253 S. CLARK DR.
- ⑦ 249 S. CLARK DR.
- ⑧ 245 S. CLARK DR.
- ⑨ 241 S. CLARK DR.
- ⑩ 237 S. CLARK DR.



① ② ③ ④ ⑤



⑥ ⑦ ⑧ ⑨ ⑩

SHEET A8.4

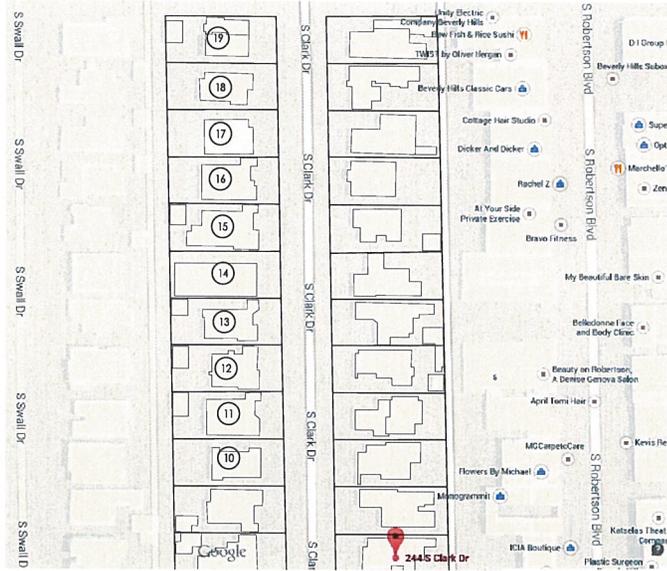
SCALE: N.T.S.

• EXISTING NEIGHBOR
PANORAMIC IMAGE

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**PRIVATE RESIDENCE
244 S. CLARK**



KEYNOTES:

- ① 273 S. CLARK DR.
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- ③ 265 S. CLARK DR.
- ④ 261 S. CLARK DR.
- ⑤ 257 S. CLARK DR.
- ⑥ 253 S. CLARK DR.
- ⑦ 249 S. CLARK DR.
- ⑧ 245 S. CLARK DR.
- ⑨ 241 S. CLARK DR.
- ⑩ 237 S. CLARK DR.



⑪

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⑮



⑯

⑰

⑱

⑲

SHEET A8.5

SCALE: N.T.S.
 * EXISTING NEIGHBOR
 PANORAMIC IMAGE

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**PRIVATE RESIDENCE
 244 S. CLARK**



PHOTO MONTAGE WITHOUT TREES
SCALE: NTA FILE:

2



PHOTO MONTAGE WITHOUT TREES
SCALE: NTA FILE:

2



PHOTO MONTAGE WITH TREES
SCALE: NTA FILE:

1



PHOTO MONTAGE WITH TREES
SCALE: NTA FILE:

1

SHEET A8.9

SCALE: N.T.S.

• STREESCPE PHOTO MONTAGE

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PRIVATE RESIDENCE
244 S. CLARK



VIEW - 1
SCALE: NTA FILE: ①



VIEW - 2
SCALE: NTA FILE: ②

SHEET A8.10

SCALE: N.T.S.
• PERSPECTIVE IMAGES

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PRIVATE RESIDENCE
244 S. CLARK



1 SUCCO BY LA HABRA
K-73 EGG SHELL



2 WALL NICHES
TILE PATTERN
MALIBU TILES



4 ROOF GUTTER
PAINTED TO MATCH
MATTHEW PAINT
MP13200 JAMES BROWN



5 WOOD CORBEL
STAINED TO MATCH
HAMPTON WALNUT

6 WINDOW & DOOR
FRAMES STAINED TO
MATCH HAMPTON
WALNUT

9 SOLID WOOD DOOR
STAINED TO MATCH
HAMPTON WALNUT



7 RAILING
PAINTED TO MATCH
MATTHEW PAINT
MP19962 RODIN PATINA

244 S. CLARK
BEVERLY HILLS, CA 90211



10 SCONCE LIGHT
BY HINKLEY
CLIFTON BEACH 2406CB
SOLID BRONZE



3 ROOF TILE
BY BORAL
2 PIECE MISSION BLEND
RED



8 OUTDOOR PATIO PAVER
SALTILLO TILES BY
DAL TILE

SHEET A8.11

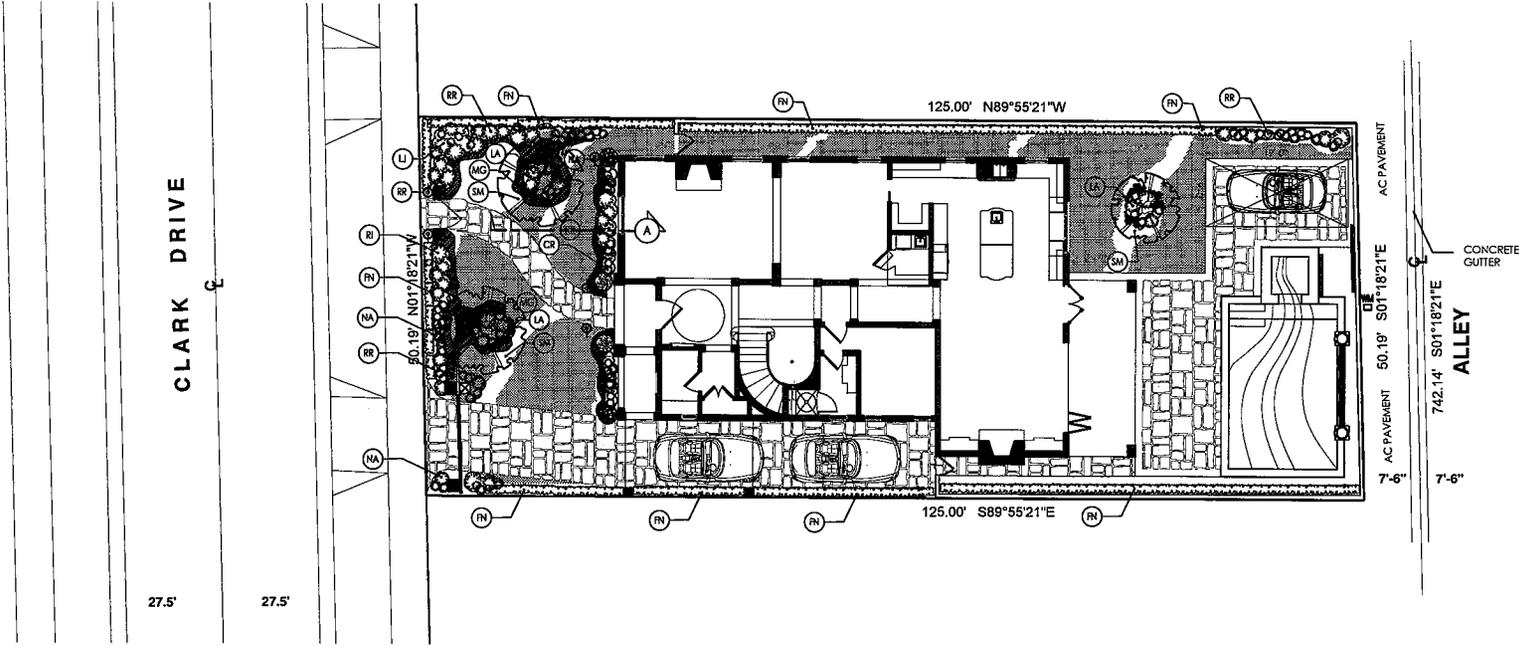
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• MATERIAL BOARDS

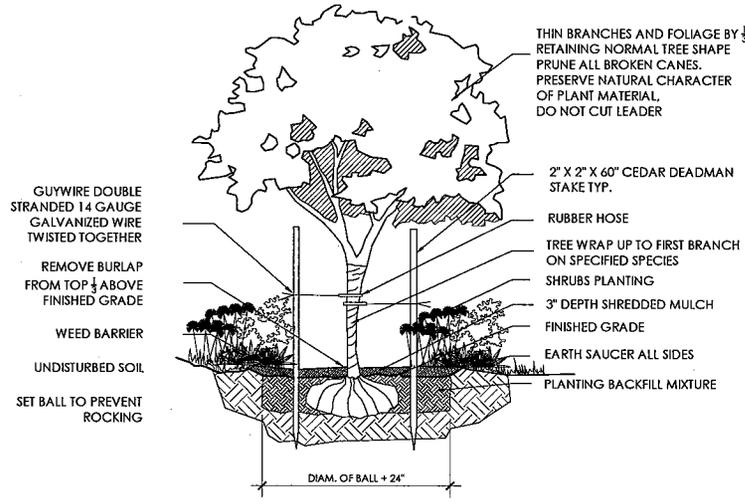
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PRIVATE RESIDENCE
244 S. CLARK



PRIVATE RESIDENCE 244 S. CLARK



A TYPICAL TREE PLANTING SECTION - A

PLANT LEGEND :

BOTANICAL NAME	SIZE	QTY.	NOTES
STRAWBERRY MARINA TREE 'ARBUSTUS MARINA'	48" BOX	3	
RICUS NITIDA 'COLUMNAR'	15 GAL	110	SPACED @ 30" O.C.
AZALEA 'LITTLE JOHN'	5 GAL	60	
CARPET ROSES (ORANGE ONLY)	5 GAL	24	
CARPET ROSES (RED ONLY)	5 GAL	24	
ROSA 'ICEBERG' 'WHITE & SCARLET'	5 GAL	24	
LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH' (DWARF)	5 GAL	18	
NAMESIA	5 GAL	42	
MONDO GRASS	2 GAL	14	
BOSTON IVY			

GROUND COVER PLANTS	QTY.	NOTES
LAMNUM MACULATUM 'WHITE NANCY'	20 FLATS	PLANTER BEDS
MARATHON II TURF/LAWN (APPROX. 577 SQ. FT.)	SOD	
WOOD MULCH	20 CU. FT.	PLANTER BEDS

SHEET

SCALE: 1/4" = 1'-0"

PLANTING PLAN

bbA STUDIOS, INC

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Design Review Commission Report

455 North Rexford Drive

October 2, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR **XX-14**

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT **244 SOUTH CLARK DRIVE (PL1424452)**.

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

Section 1. **Ben Borukhim of bBA Studios, Inc.**, architect, on behalf of **Ramin Samadi**, property owner, (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 **244 South Clark 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on October 2, 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:

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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: October 2, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission