



Design Review Commission Report

Meeting Date: Thursday, December 4, 2014
(continued from November 6, 2014)

Subject: **508 North Roxbury Drive (PL1416413)**
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: Hamid Omrani

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 located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Old European Classic with French influence; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on September 4, 2014 and as a preview of the design progress at the October 2, 2014 meeting. At the first meeting, the Commission felt the project needed a redesign and was not approvable as presented to the Commission. The Applicant did a partial redesign of the project which was brought as a preview only to the meeting in October, however the Commission felt the design had not gone in the direction requested. The Applicant has had numerous meetings with staff and has substantially revised the design.

URBAN DESIGN ANALYSIS

Staff has been working closely with the Applicants on the revised design and is encouraged by the way they responded to the Commission's comments. The resulting design comes with a recommendation of approval as it is well scaled, proportioned, and internally consistent. Further, the revised colors of the material palate help to reduce the appearance of scale and mass. Staff is requesting input from the Commission in regard to the front yard landscaping and fence design.

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. September 4, 2014 DRC Staff Report and Previously Proposed Plans
- 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

December 4, 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

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of December 4, 2014.



Design Review Commission Report

455 North Rexford Drive

December 4, 2014

Attachment A

Previously proposed plans presented
at the
September 4, 2014 and the October 2, 2014 meeting
Design Review Commission meeting



Design Review Commission Report

Meeting Date: Thursday, September 4, 2014

Subject: **508 North Roxbury Drive (PL1416413)**

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.

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URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed single-family residence represents an eclectic mix taking aesthetic cues from Mediterranean and French along with some Dutch and Flemish influences. The building appears large and the tall ceiling heights on both floors along with the mansard roof serves to accentuate the mass making the building appear to be out of scale with its surroundings. In addition, the façade appears to have an overabundance of doors with window scaled openings. The color palate of the building could be lightened up to provide some contrast as the overall color scheme appears muddled.

The front yard landscaping plan includes two fruitless Olive trees, however they are 36 inch box size so staff is recommending that the trees be a minimum 48 inch box. Overall, staff feels that the design needs further refinement and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for the 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.

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

September 4, 2014

ENVIRONMENTAL ASSESSMENT

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

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property 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 August 22, 2014; the site was posted on August 22, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment B
Project Design Plans



- SHINGLE OR SLATE ROOF TILE (TYP.)
- METAL ROOF GUTTER & DOWNSPOUT (TYP.)
- STUCCO WALL COVERING (TYP.)
- 42" HIGH W/ RAILING (TYP.)
- METAL DOWNSPOUT (TYP.)
- PRE-CAST MOULDING
- DOOR/WINDOW TYPE BY: JALDIEN WINDOW CLAD TYPE

○
SOUTH-WEST ELEVATION
 Scale: 1/4" = 1'-0"

MY ACCOUNT WISH LIST ORDER STATUS SHOWROOM LOCATIONS 1-800-566-4846 Hours: 9:30AM - 8:00 PM

1-800Lighting Search by Keyword or Product Number

CEILING LIGHTS LAMPS WALL LIGHTS OUTDOOR LIGHTS CEILING FANS BULBS HOME

Fast, Free Shipping on Orders over \$49* 110% Price Guarantee

Images

Maxim Lighting 40225CNW Bastille VX 3 Light Outdoor V Light

CAPTOR ID: 1842860 PART #: 40225CNW

AVERAGE CUSTOMER RATING

PRODUCT OPTIONS

FINISH: Walnut GLASS: Clear Night

HELPFUL TOOLS: Add To Wishlist, Add To Compare, Print Spec Sheet, Live Chat, Add a Question

SHARE THIS ITEM: Email a Friend, Facebook, Twitter, LinkedIn, Print

Add Bulbs with this Product

Standard Bulbs: Bulbrite (E27) 3-3/8" 100 Watt 130 Volt Frosted Turquoise Candleabra Bulb (20 Pack) Price: \$54.50 (1.00 each)

Check a box to add bulbs for this product to your order. Note: Light bulbs are not eligible for return.

FOR DRB SUBMITTAL #1

OWNER: Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH		
PROJECT: PROP. NEW 2-STORY RESIDENCE 508 No. ROXBURRY DRIVE, BEVERLY HILLS, CA 90210		
SHEET TITLE FRONT ELEVATION		
NO.	DATE	REVISION
1		
2		
3		
4		
5		
SCALE: AS NOTED		
DRAWN: -		
DATE: -		
JOB NUMBER: 2014-102		
SHEET		
A3.0		
OF SHEETS		

3D PERSPECTIVE VIEWS



LEFT-SIDE VIEW



CENTER VIEW



RIGHT-SIDE VIEW



MAIN ENTRY



MAIN GATE

OWNER:
**Dr. FARSHID & Mrs. NAHAL
 MOOSSAZADEH**

PROJECT:
**PROP. NEW 2-STORY RESIDENCE
 508 No. ROXBURRY DRIVE,
 BEVERLY HILLS, CA 90210**

SHEET TITLE

NO.	DATE	REVISION
1		
2		
3		
4		
5		

SCALE: AS NOTED

DRAWN: -

DATE: -

JOB NUMBER: 2014-102

SHEET

A8.0

OF SHEETS

FOR DRB SUBMITTAL #1



Design Review Commission Report

455 North Rexford Drive

December 4, 2014

Attachment B
Project Design Plans

CONSULTANTS

DESIGN:
HAMID OMRANI
131 N. DOBNEY DRIVE,
LOS ANGELES, CA 90069
TEL: 310-560-6161
E-MAIL: omerani@hamid.com

LANDSCAPE:
REL LANDSCAPE 1 DESIGN
TEL: 818-445-9895
E-MAIL: rlandscap@yahoo.com



SHEET CONTENT

ARCHITECTURAL

A0.0	TITLE, SHEET INDEX AND PROJECT INFORMATIONS
A0.1	GENERAL NOTES
A0.2	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A1.1	FRONTYARD CALC. FENCE ELEVATION
A2.0	BASEMENT FLOOR PLAN
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	SOUTH-WEST ELEVATION
A3.1	SOUTH-EAST ELEVATION
A3.2	NORTH-WEST ELEVATION
A3.3	NORTH-EAST ELEVATION
A4.0	SECTION TRU A-A
A4.1	SECTION TRU B-B
A5.0	DOOR & WINDOW SCHEDULES
A6.0	BAY SECTION
A6.1	ARCH'L DETAILS
A7.0	MATERIAL SAMPLE BOARD

PANORAMIC EXISTING STREET VIEW
PANORAMIC PROPOSED STREET VIEW
BLOCK STUDY - EXISTING STREET VIEW
BLOCK STUDY - PROPOSED STREET VIEW
PROP. 3D VIEW (FRONT, LEFT AND RIGHT VIEW)
PROP. 3D VIEW AT EXISTING PROPERTY

LANDSCAPE

LA01	DESIGN
LA02	PLANTING PLAN
LA03	IRRIGATION PLAN
LA04	LIGHTING PLAN
LA05	ELEVATION
LA06	SPECIFICATIONS
LA07	WATER CALCULATIONS

PROJECT INFORMATION

SITE ADDRESS 508 No. ROXBURY DRIVE, BEVERLY HILLS, CA, 90210

OWNER Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH

PROJECT DESCRIPTION PROPOSED 2-STORY RESIDENCE BLDG. W/ BASEMENT

LEGAL DESCRIPTION LOT 21, BLOCK 156 OF BEVERLY HILLS AS PER MAPS.
THE BEARING NORTH 61° 17' 26" WEST, ON THE CENTERLINE OF ROXBURY DRIVE AS SHOWN ON BEVERLY HILLS TRACT, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 21, PAGE 45, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BUILDING CODE 2013 CA. BUILDING CODE / CITY OF BEVERLY HILLS AMMENDMENT

ZONE R-16X

MAX. ALLOWABLE HEIGHT 32.00' HT. FROM AVE. N.G.L. (MIN. 10'-0" ANY SITE SETBACK) (31'-0" PROPOSED BLDG. HEIGHT)

REQD. TOTAL OF SIDE YARDS (11'-0" - 10') X 30% + 15' + 17.1' FL

REQD. MIN. SIDE SETBACK 7'-6"

PROP. MIN. SIDE SETBACK 10'-0" (BOTH SIDE) (FOR 32ft. HIGH)

	REQUIRED	PROVIDED
FRONT	35'-0"	35'-0"
REAR	36'-1"	41'-0"
N-SIDE	10'-0"	10'-0"
S-SIDE	10'-0"	10'-0"

REQD. NO. OF PARKING 5-STALL

NO. OF Ex. BEDRMS 5-BEDS
PROPOSED NO. OF BEDRMS 5-BEDS

LOT SIZE 12,319 sq. ft. OR (0.283 ACRES)

ALLOWABLE FAR 12,319 sq. ft. X 40% = 1500
6,428.0 sq. ft.

HABITABLE AREA
PROP. GRD. FL. = 3,220 sq. ft.
PROP. 2ND FLOOR = 3,207 sq. ft.
TOTAL AREA = 6,427 sq. ft.

BASEMENT AREA = 2,076 sq. ft.

TYPE OF CONSTRUCTION TYPE-V (FULLY FIRE SPRINKLERED THROUGHOUT)

DESIGN STYLE OLD CLASSICAL EUROPEAN (FRENCH STYLE)

VICINITY MAP



NOT TO SCALE

OWNER:
Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH

PROJECT:
**PROP. NEW 2-STORY RESIDENCE
508 NO. ROXBURY DRIVE,
BEVERLY HILLS, CA 90210**

SHEET TITLE
COVER SHEET

NO.	DATE	REVISION

SCALE: AS NOTED

DRAWN: -

DATE: -

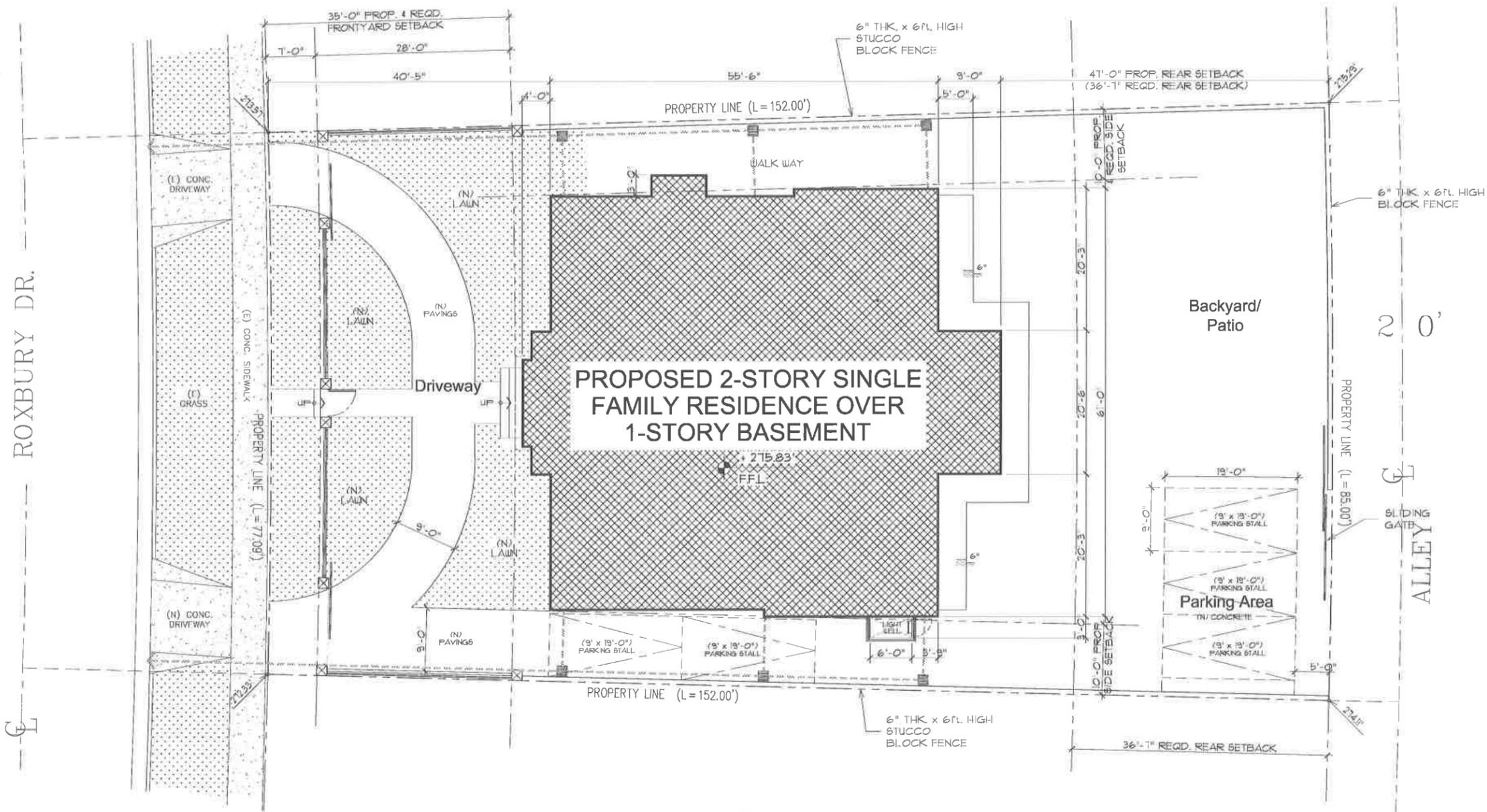
JOB NUMBER: 2014-102

SHEET
A0.0
OF SHEETS

FOR DRC SUBMITTAL #3

APPLICATION NOTE:

- SEPARATE PERMIT FOR:
 1. BLOCK FENCE WALL
 2. DEMOLITION
 3. DETACHED GARAGE /or
 CARPORT



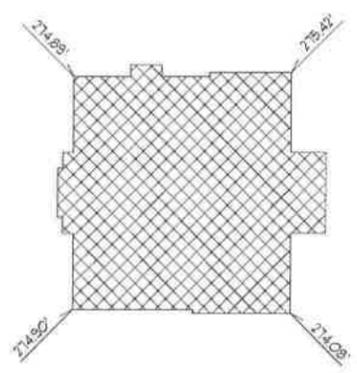
SITE PLAN
 Scale: 1/8" = 1'-0"

BACKYARD SETBACK CALCULATION:

= 30% (LOT DEPTH) - 9ft.
 = 30% (152.0') - 9 ft.
 = 36.6 ft

274.89'
 + 274.901'
 + 274.08'
 + 275.42'

 = 1,099.29 / 4
 = 274.83' (AVE. NAT. GRADE LINE)



LOT SIZE	= 12,319 sf.
ALLOWABLE F.A.R.	= 12,319 sf. X 40% + 1,500 = 6,428 sf.

HABITABLE AREA	
PROP. GRD. FL.	= 3,220.0 sf.
PROP. 2ND FLOOR	= 3,201.0 sf.

TOTAL AREA	= 6,421 sf.

BASEMENT AREA	= 2,016 sf.

OWNER:
**Dr. FARSHID & Mrs. NAHAL
 MOOSSAZADEH**

PROJECT:
**PROP. NEW 2-STORY RESIDENCE
 508 No. ROXBURY DRIVE,
 BEVERLY HILLS, CA 90210**

SHEET TITLE

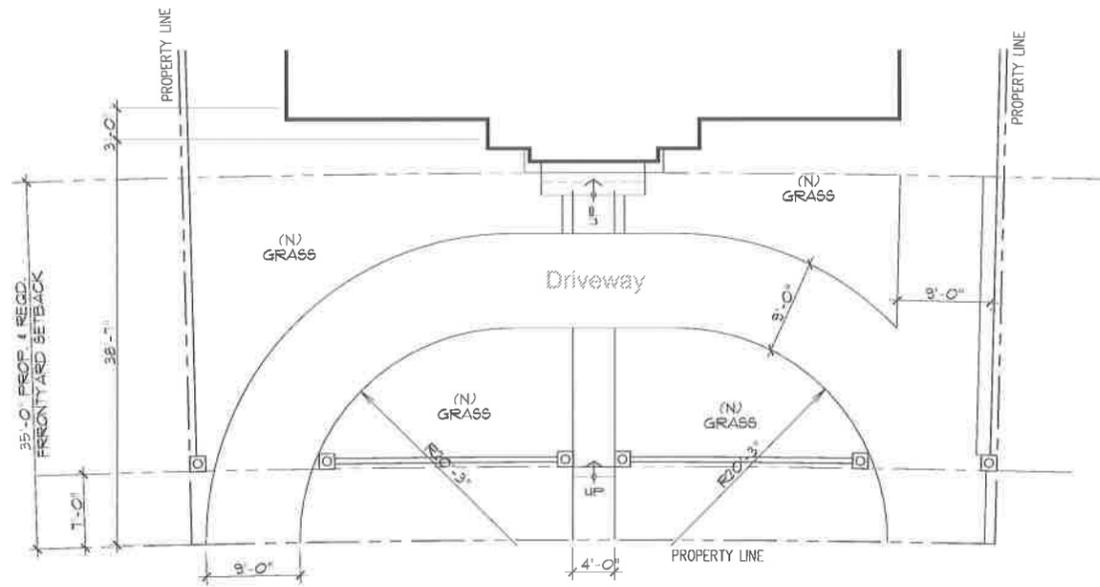
NO.	DATE	REVISION

SCALE: AS NOTED
 DRAWN: -
 DATE: -
 JOB NUMBER: 2014-102

SHEET
A1.0
 OF SHEETS

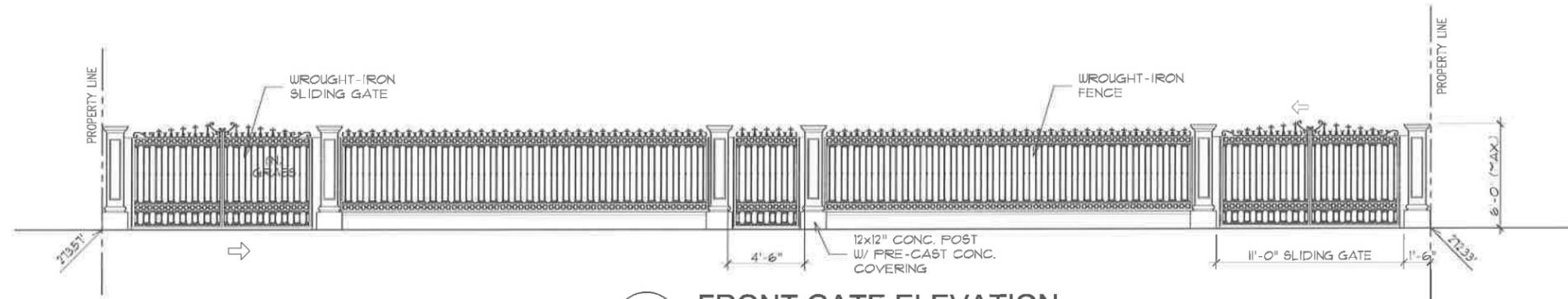
FOR DRG SUBMITTAL #3





APPLICATION NOTE:
 SEPARATE PERMIT FOR:
 1. BLOCK FENCE WALL
 2. DEMOLITION
 3. DETACHED GARAGE /or
 CARPORT

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



2 FRONT GATE ELEVATION
 Scale: 1/4" = 1'-0"



3 SOUTH-SIDE FENCE ELEVATION
 Scale: 1/4" = 1'-0"



4 NORTH-SIDE FENCE ELEVATION
 Scale: 1/4" = 1'-0"

OWNER:
Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH

PROJECT:
**PROP. NEW 2-STORY RESIDENCE
 508 No. ROXBURY DRIVE,
 BEVERLY HILLS, CA 90210**

FOR DRC SUBMITTAL #3

SHEET TITLE

NO.	DATE	REVISION

SCALE: AS NOTED
 DRAWN: -
 DATE: -
 JOB NUMBER: 2014-102

SHEET
A1.1
 OF SHEETS



SOUTH-WEST ELEVATION
 Scale: 1/4" = 1'-0"

**Dr. FARSHID & Mrs. NAHAL
 MOSSAZADEH**

PROP. NEW 2-STORY RESIDENCE
 508 No. ROXBURY DRIVE,
 BEVERLY HILLS, CA 90210

FOR DRC SUBMITTAL #3

SHEET TITLE
FRONT ELEVATION

NO.	DATE	REVISION

SCALE: AS NOTED

DRAWN: -

DATE: -

JOB NUMBER: 2014-102

SHEET

A3.0

OF SHEETS



510



508

N. ROXBURY DR.
PROPOSED



506



KEY NOTES

- 1 VIEW TO SANTA MONICA BLVD. EAST
- 2 504 N. ROXBURY DRIVE
- 3 608 N. ROXBURY DRIVE
- 4 508 N. ROXBURY DRIVE
- 5 510 N. ROXBURY DRIVE
- 6 512 N. ROXBURY DRIVE
- 7 514 N. ROXBURY DRIVE
- 8 516 N. ROXBURY DRIVE
- 9 518 N. ROXBURY DRIVE
- 10 520 N. ROXBURY DRIVE
- 11 522 N. ROXBURY DRIVE
- 12 VIEW TO CARMELITA AVE. EAST

1 KEY PLAN
SEE KEY NOTES FOR PROPERTY LOCATIONS
508 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90210



KEY NOTES

- 13 VIEW TO SANTA MONICA BLVD. WEST
- 14 604 N. ROXBURY DRIVE
- 15 606 N. ROXBURY DRIVE
- 16 607 N. ROXBURY DRIVE
- 17 508 N. ROXBURY DRIVE
- 18 511 N. ROXBURY DRIVE
- 19 513 N. ROXBURY DRIVE
- 20 515 N. ROXBURY DRIVE
- 21 517 N. ROXBURY DRIVE
- 22 519 N. ROXBURY DRIVE
- 23 521 N. ROXBURY DRIVE
- 24 523 N. ROXBURY DRIVE
- 25 VIEW TO CARMELITA AVE. WEST

2 KEY PLAN
SEE KEY NOTES FOR PROPERTY LOCATIONS
508 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90210 NOV 17 2014



EXISTING HOUSE VIEWS ON EAST SIDE OF N. ROXBURY DRIVE



12



13

EXISTING HOUSE VIEWS ON WEST SIDE OF N. ROXBURY DRIVE



24



EXISTING CONDITIONS -VIEW FROM LEFT



EXISTING CONDITIONS -FRONT VIEW



EXISTING CONDITIONS -VIEW FROM RIGHT



PROPOSED -VIEW FROM LEFT

508 N. ROXBURY DRIVE, BEVERLY HILLS, CA



PROPOSED -FRONT VIEW

508 N. ROXBURY DRIVE, BEVERLY HILLS, CA



PROPOSED -VIEW FROM RIGHT

508 N. ROXBURY DRIVE, BEVERLY HILLS, CA





LANDSCAPE ARCHITECTURE

E: rlandscapelandscape@yahoo.com
 O: 818 - 445 - 9885
 W: rlandscape.com

RESIDENCE
 508 N. ROXBURY DRIVE
 BEVERLY HILLS, CA 90210

Revisions:	Date Rvsd:
#1	06.10.2014
#2	09.14.2014
#3	11.15.2014

Stamp

Date: 05.21.2014

Scale: NTS

Drawn by: [Signature]

LA-05
 SOUTHWEST / FRONT
 ELEVATION



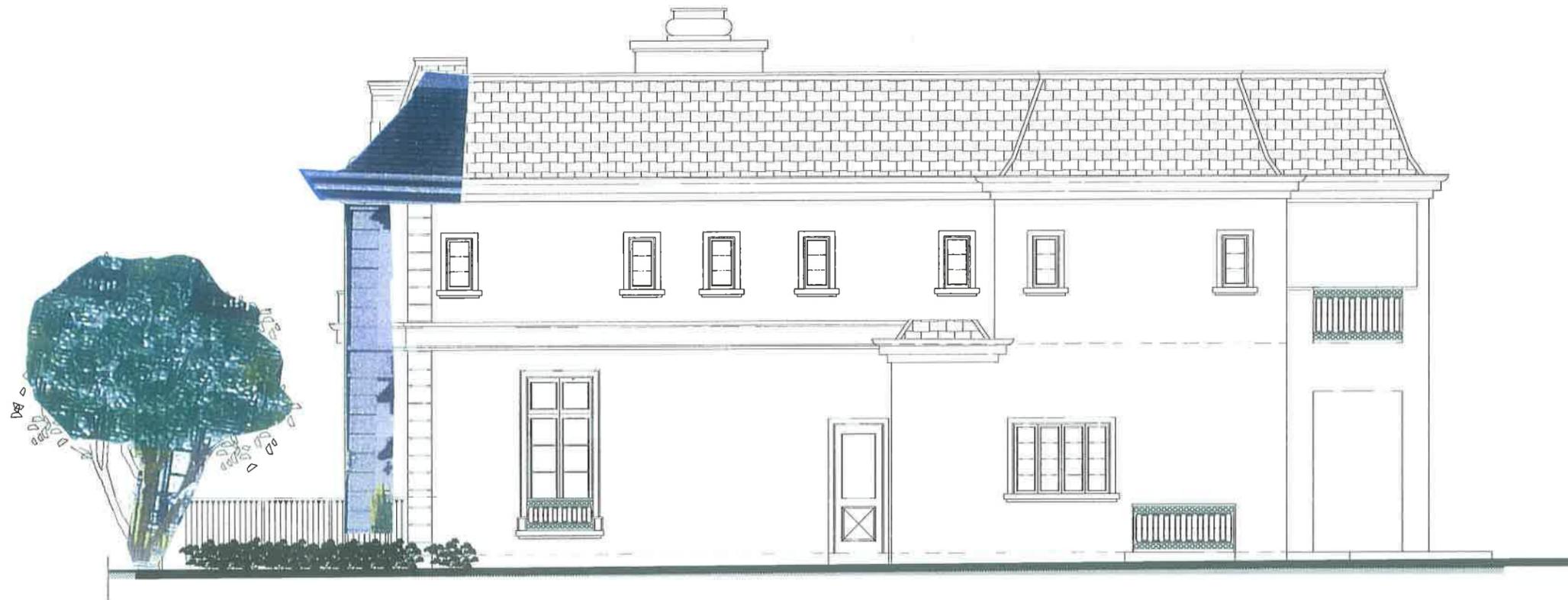
LANDSCAPE & DESIGN

E: rlandscape@att.net

O: 818 - 445 - 9885

W: rlandscape.com

RESIDENCE
508 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210



Revisions:	Date Rvsd:
#1	06.10.2014
#2	09.14.2014
#3	11.15.2014

Stamp

Date: 05.21.2014

Scale: NTS

Sheet Number & Name

LA.05-4
SOUTHWEST / FRONT
ELEVATION



Design Review Commission Report

455 North Rexford Drive

December 4, 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 508 NORTH ROXBURY DRIVE (PL1416413).

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

Section 1. Hamid Omrani, Designer, on behalf of Dr. Farshid and Mrs. Hahal Moossazadeh, 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 508 North Roxbury 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 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.

Section 4. The Design Review Commission conducted duly noticed public hearings on **September 4, 2014, October 2, 2014, and December 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

No project specific conditions have been proposed.

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: **December 4, 2014**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission