



# Design Review Commission Report

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**Meeting Date:** Thursday, December 4, 2014

**Subject:** **511 North Beverly Drive (PL1431318)**

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:** Manuel Manuelian, Architect

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

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## REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as International Modern style; however, the project introduces a larger two story mass adjacent to a one-story single family residence, the project is before the Commission for review.

## URBAN DESIGN ANALYSIS

Based on a review by the Urban Design Team, the project is well articulated and works well with the streetscape. The appearance of bulk and mass as viewed from the street is reduced by the design which emphasizes horizontal elements, includes windows and doors that are proportional, and the palate of materials is pleasing and of high quality. Staff requests further review of the front yard fence, small wall in front of the fence, and landscaping. The adjacent properties do not have six foot fences and staff is recommending removal of the planter and fence. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

## 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 project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Harry Werner) is identified as the architect for the existing single-family residence. However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

### 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](mailto:gmillican@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive

December 4, 2014

### **PUBLIC OUTREACH AND NOTIFICATION**

The project requires mailed public notice within 100 feet of the subject property along with 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 November 21, 2014; the site was posted on November 21, 2014. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive

December 4, 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):**

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

- |                                 |                                  |                                 |
|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1    | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X   | <input type="checkbox"/> R-1.6X  |                                 |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X  |                                 |

**D Site & Area Characteristics**

Lot Dimensions: \_\_\_\_\_ Lot Area (square feet): \_\_\_\_\_  
Adjacent Streets: \_\_\_\_\_

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

- |   |   |
|---|---|
| <input 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:	_____	_____	_____
Roof Plate Height:	_____	_____	_____
Floor Area:	_____	_____	_____
Rear Setbacks:	_____	_____	_____
Side Setbacks:	S/E _____ N/W _____	S/E _____ N/W _____	S/E _____ N/W _____
Parking Spaces:	_____	_____	_____

**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:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PEDIMENTS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**ROOF**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**CORBELS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**CHIMNEY(S)**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

**COLUMNS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**TRELLIS, AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**EXTERIOR LIGHTING**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**PAVED SURFACES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

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

**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.

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.

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

4. *Describe* how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

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.



**Design Review Commission Report**

455 North Rexford Drive

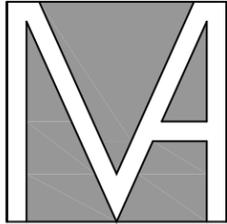
December 4, 2014

**Attachment B**  
Project Design Plans

# NEHAYAN RESIDENCE

511 N. BEVERLY DRIVE, BEVERLY HILLS, CA 90210

PROPOSED NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY DWELLING w/ HABITABLE BASEMENT



MANUELIAN  
ARCHITECTS

2143 MONTROSE AVE., #201

LOS ANGELES, CA 91020

TEL: 818 667 4172

WEB: WWW.M-MANUELIAN.COM

NEHAYAN RESIDENCE  
511 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

NO.	DATE	REVISION

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by and property of Manuelian Architects and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Manuelian Architects. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

SHEET TITLE •

COLORED  
ELEVATION

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • 1/8" = 1' - 0"

DATE • 11.17.2014

FILE •

JOB • 015

SHEET •

A-Cover



MANUELIAN  
ARCHITECTS

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TEL: 818 667 4172  
WEB: WWW.M-MANUELIAN.COM

NEHAYAN RESIDENCE  
5111 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90201

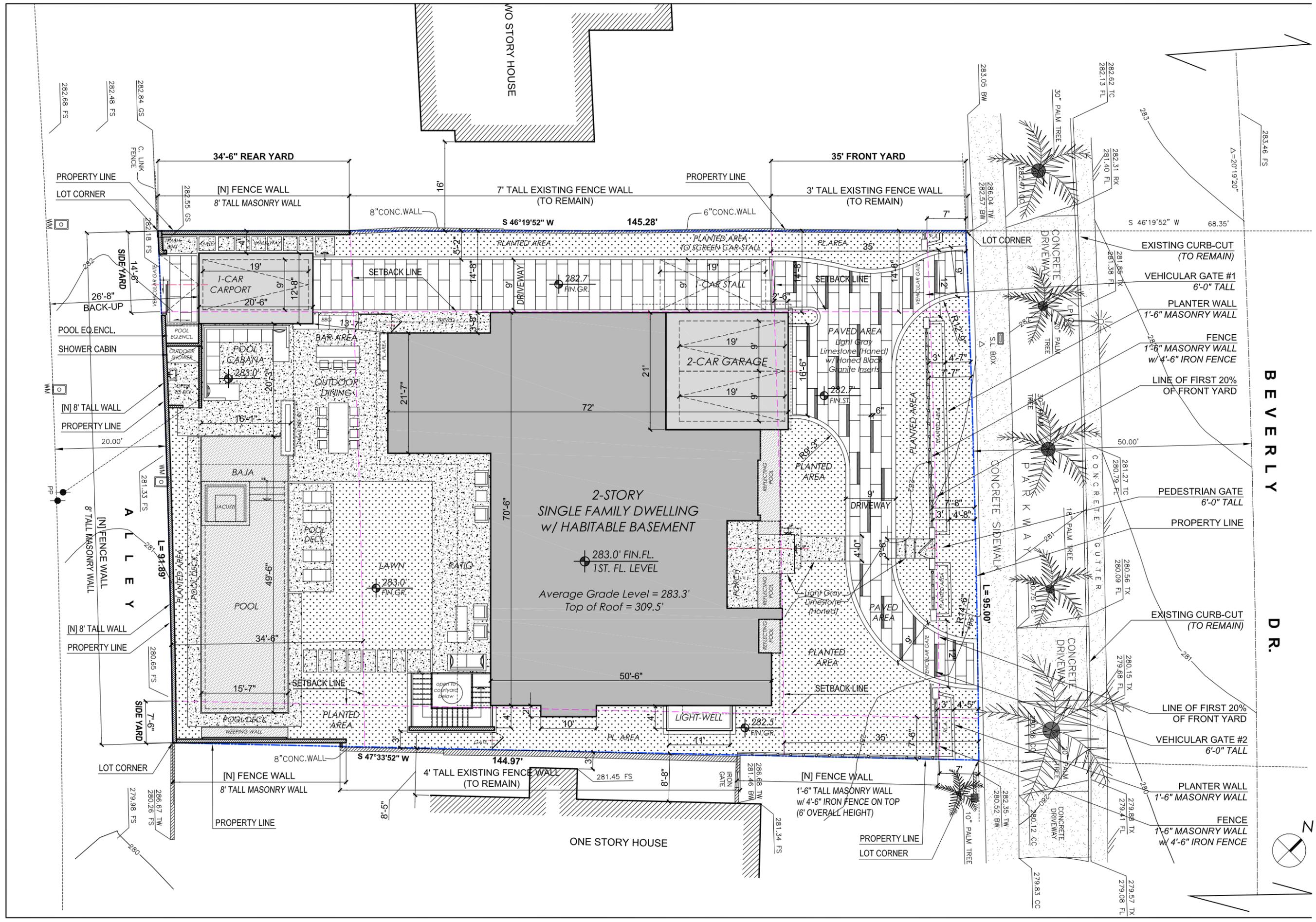
NO.	DATE	REVISION

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SHEET TITLE  
**SITE PLAN**

DRAWN BY • MM, SM, NB  
CHECKED • MM  
SCALE • 1/16" = 1' - 0"  
DATE • 11.17.2014  
FILE •  
JOB • 015  
SHEET •

**A001**



BEVERLY DR.





MANUELIAN  
ARCHITECTS

2143 MONTROSE AVE., #201

LOS ANGELES, CA 91020

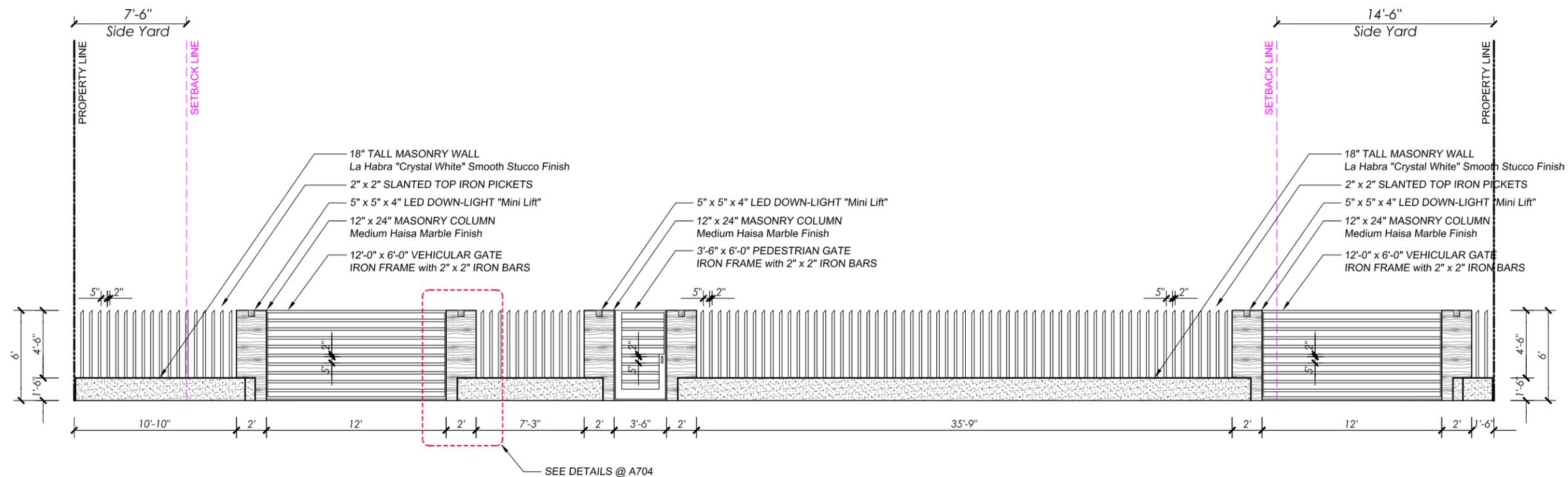
TEL: 818 667 4172

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NEHAYAN RESIDENCE  
511 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210



FRONT FENCE ELEVATION w/ BUILDING BEYOND NORTH-EAST



FRONT FENCE ELEVATION NORTH-EAST

NO.	DATE	REVISION

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SHEET TITLE

FRONT FENCE  
ELEVATION

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • 1/8" = 1' - 0"

DATE • 11.17.2014

FILE •

JOB • 015

SHEET •



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BEVERLY HILLS, CA 90210

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SCALE •

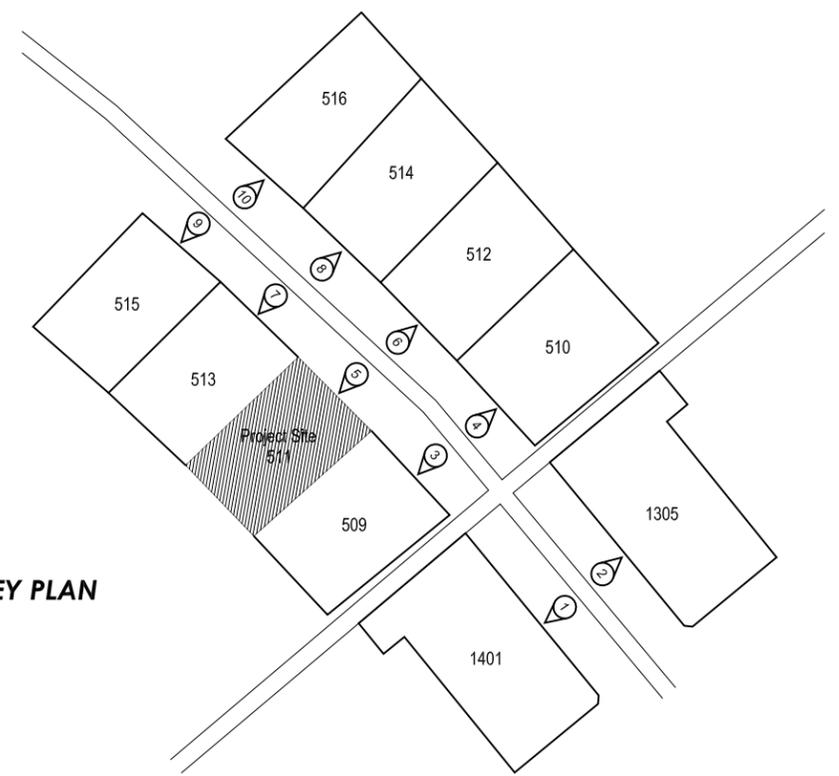
DATE • 11.17.2014

FILE •

JOB • 015

SHEET •

A503



KEY PLAN



① 505 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



② 508 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



③ 509 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



④ 510 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



⑤ 511 N. Beverly Dr.,  
Beverly Hills, Ca. 90210  
(PROJECT SITE)



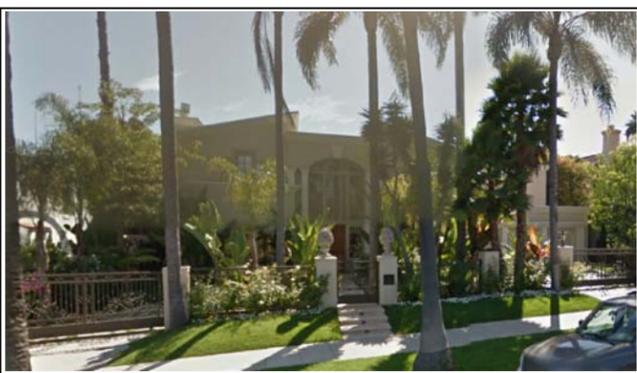
⑥ 512 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



⑦ 513 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



⑧ 514 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



⑨ 515 N. Beverly Dr.,  
Beverly Hills, Ca. 90210



⑩ 516 N. Beverly Dr.,  
Beverly Hills, Ca. 90210

EXISTING STREETScape

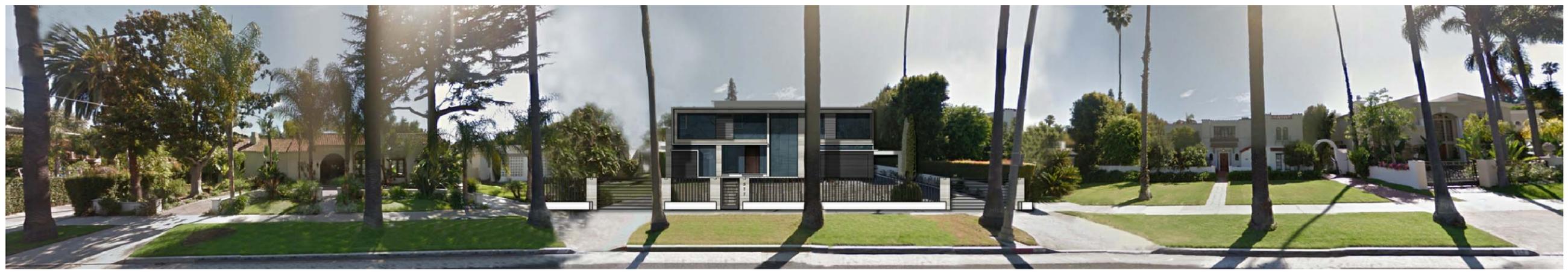


509 N. Beverly Dr., Beverly Hills, CA 90210

511 N. Beverly Dr., Beverly Hills, CA 90210

513 N. Beverly Dr., Beverly Hills, CA 90210

PROPOSED STREETScape



509 N. Beverly Dr., Beverly Hills, CA 90210

511 N. Beverly Dr., Beverly Hills, CA 90210

513 N. Beverly Dr., Beverly Hills, CA 90210



VIEW TOWARDS NORTH - WEST



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS SOUTH EAST

STREETSCAPE PHOTO MONTAGE

SCALE:  
NTS



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SHEET TITLE	•
DRAWN BY	• MM, SM, NB
CHECKED	• MM
SCALE	•
DATE	• 11.17.2014
FILE	•
JOB	• 015
SHEET	•

# NEHAYAN RESIDENCE

511 N. BEVERLY DRIVE, BEVERLY HILLS, CA 90210

PROPOSED NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY DWELLING w/ HABITABLE BASEMENT





**NEHAYAN RESIDENCE**

511 N. BEVERLY DRIVE, BEVERLY HILLS, CA 90210

PROPOSED NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY DWELLING w/ HABITABLE BASEMENT

**DW/LA**

Landscape Architects  
1216 Elm Street  
Venice, CA 90291  
Phone: 310-827-2084  
Fax: 310-827-4634



Project Name

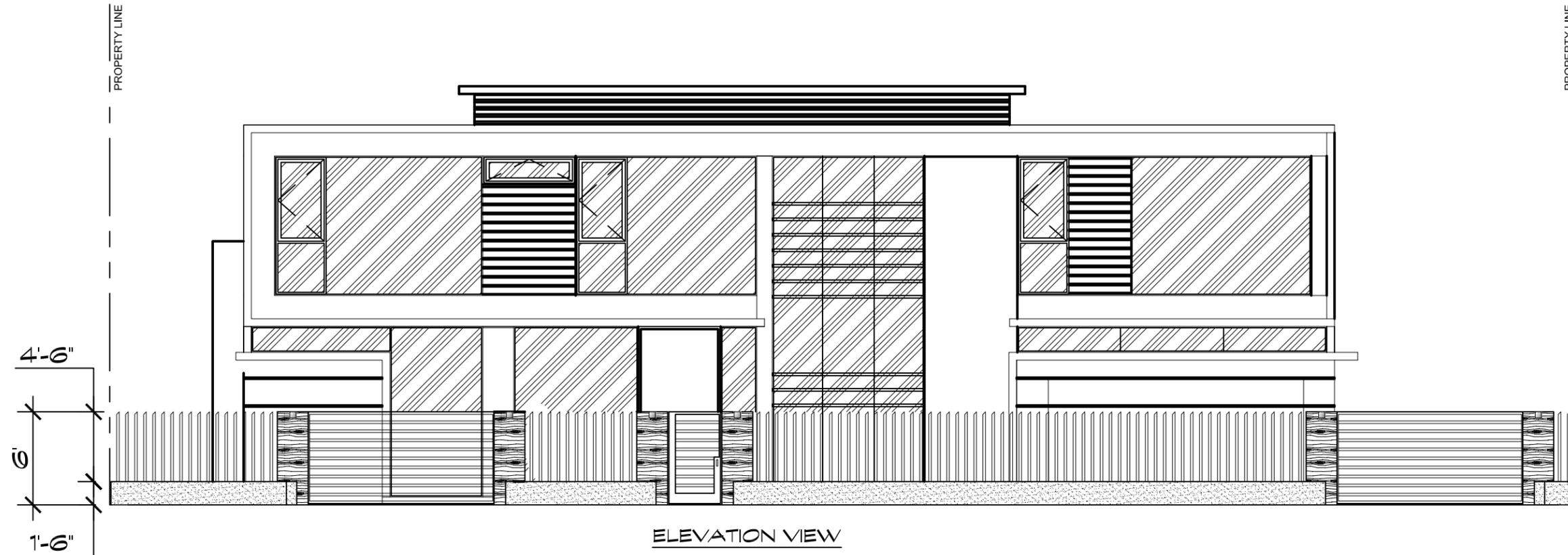
**ELEVATION**

**NEHAYAN RESIDENCE  
511 BEVERLY DRIVE  
BEVERLY HILLS, CA 90210**

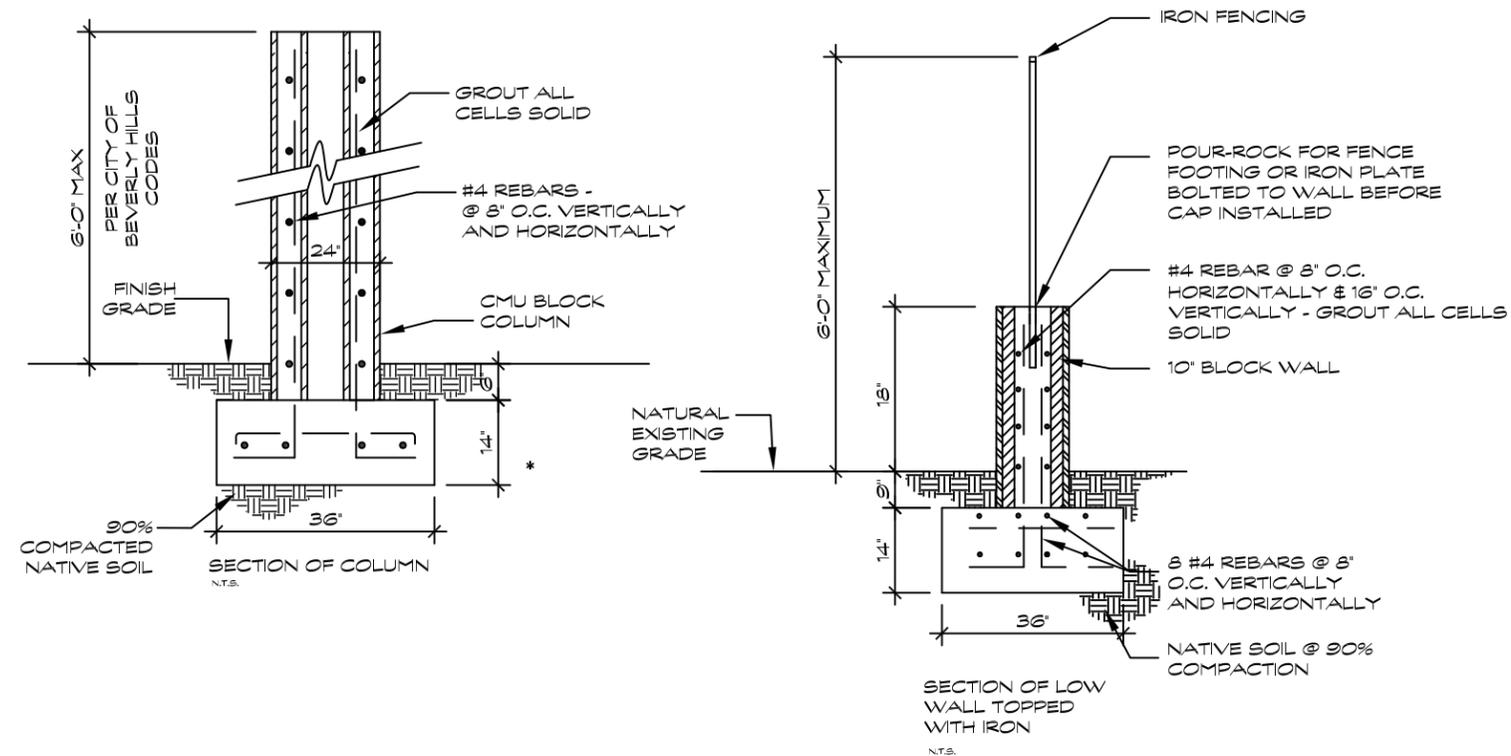
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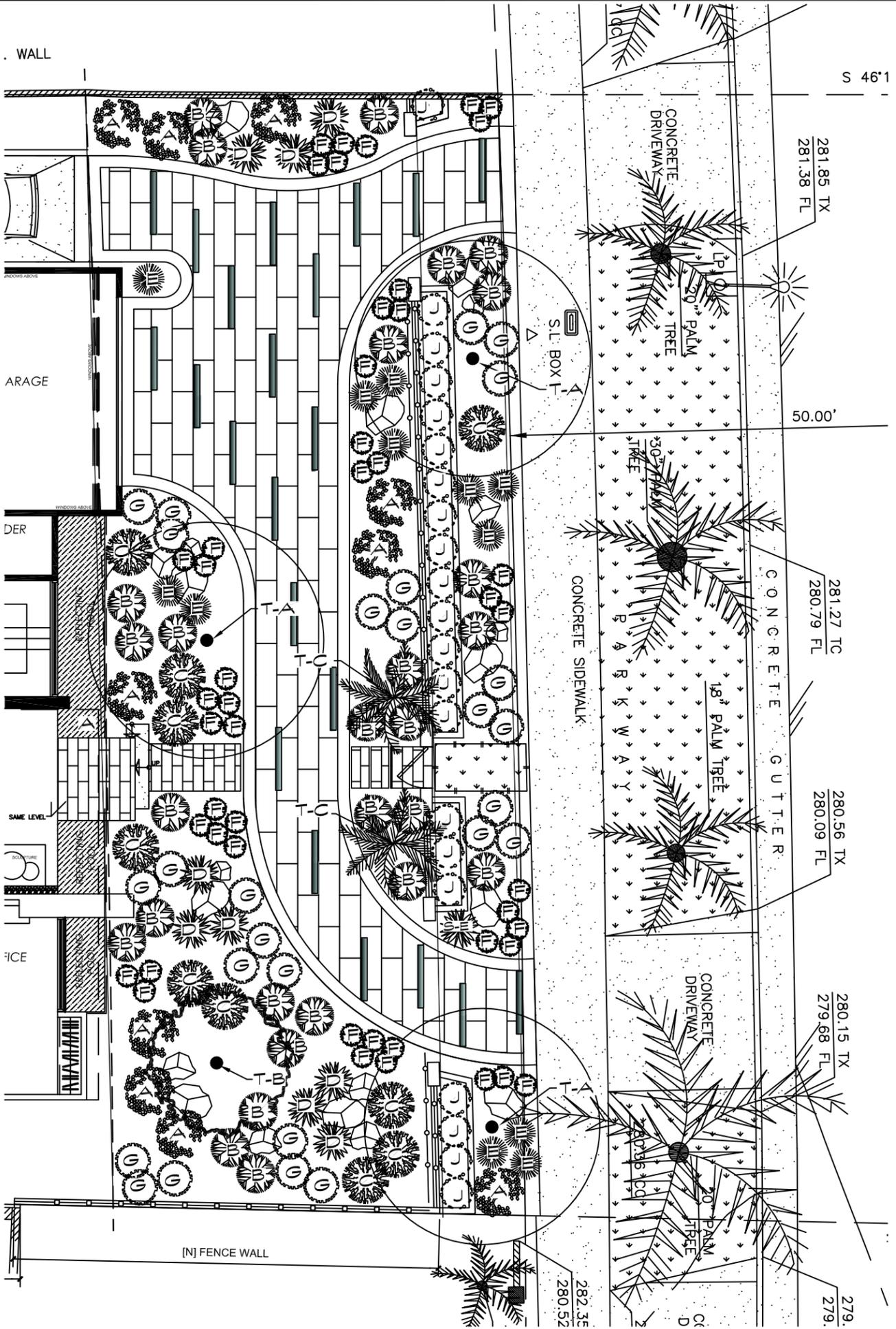
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**L 0.3**



**ELEVATION VIEW**



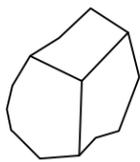


BEVERLY DRIVE

N R

**PLANT MATERIALS LEGEND**

ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	REMARK
<b>TREES</b>					
T-A	PARKSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	3	48" BOX	MULTI
T-B	CHAEMEROPS HUMILIS	MEDITERRANEAN FAN PALM	1	60" BOX	MULTI
T-C	TRACHYCARPUS FORTUNEII	WINDMILL PALM	2	36" BOX	SINGLE MATCHED
<b>SHRUBS / PERENNIALS / SUCCULENTS</b>					
A	CAESALPINIA PULCHERRIMA 'PHOENIX BIRD'	DWARF YELLOW POINCIANA	10	5 GAL	
B	HERSPERALOE	RED YUCCA	28	5 GAL	
C	LEUCAPHYLLUM CANDIDUM 'SILVER CLOUD'	TEXAS RANGER	10	5 GAL	
D	AGAVE DESMETIANA	DWARF AGAVE	10	5 GAL	
E	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	15	5 GAL	
F	PENSTEMON EATONII	FIRECRACKER PENSTEMON	47	1 GAL	
G	PENSTEMON PARRYI	PARRY'S PENSTEMON	27	1 GAL	
H	ECHEVERIA AGAVOIDES 'MARIA'	WAX AGAVE	120	1 QT (4")	INSTALL UNDER S-J
J	CRASSULA ARBORESCENS	SILVER JADE PLANT	21	5 GAL	
<b>GROUNDCOVERS</b>					
	SEDUM REFLEXUM 'BLUE SPRUCE' *	BLUE SPRUCE STONECROP	15	DIRT FLATS	@ 8" O.C. TRIANGULATED
	SENICIO SERPENS' *	BLUE CHALKSTICKS	15	DIRT FLATS	@ 8" O.C. TRIANGULATED
	MARATHON 1 SOD				



GROUPINGS OF GRANITE BOULDERS. BURIED A MINIMUM OF 1/3 INTO SOIL

\* INSTALL IN DRIFTS IN AREAS OF BARE SOIL. CONSULT LANDSCAPE ARCHITECT FOR LOCATIONS

Date: 11/14/2014  
 Project No. 439  
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 Checked By: XX  
 Scale: 3/32" = 1'-0"

Sheet No.  
**L 0.4**

**NEHAYAN RESIDENCE**  
**511 BEVERLY DRIVE**  
**BEVERLY HILLS, CA 90210**

Project Name  
**PLANTING PLAN**



**DW/LA**  
 Landscape Architects  
 1216 Elm Street  
 Venice, CA 90291  
 Phone: 310-827-2084  
 Fax: 310-827-4634

**DW/LA**

Landscape Architects  
1216 Elm Street  
Venice, CA 90291  
Phone: 310-827-2084  
Fax: 310-827-4634



Project Name  
**LANDSCAPE  
ELEVATION**

**NEHAYAN RESIDENCE  
511 BEVERLY DRIVE  
BEVERLY HILLS, CA 90210**

Date: 11/12/2014  
Project No. 439  
Drawn By: XX  
Checked By: XX  
Scale: 1/8" = 1'-0"

Sheet No.

**L 0.5**



LANDSCAPE ELEVATION

FOR PLANT LEGEND SEE SHEET L 0.4



T-A



T-A (IN FLOWER)



T-B



T-C



A



B



C



D



E



F



G



H



SEDUM REFLEXUM



SENICIO SERPENS

**DW/LA**

Landscape Architects  
1216 Elm Street  
Venice, CA 90291  
Phone: 310-827-2084  
Fax: 310-827-4634



Project Name

**PLANT  
IMAGES**

**NEHAYAN RESIDENCE  
511 BEVERLY DRIVE  
BEVERLY HILLS, CA 90210**

Date: 11/14/2014  
Project No. 439  
Drawn By: XX  
Checked By: XX  
Scale: N/A

Sheet No.

**L 0.6**



**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 511 NORTH BEVERLY DRIVE (PL1431318).

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

Section 1. Manuel Manuelian, Architect, on behalf of Nehayah Al Nehayan, 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 511 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 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 project has also been reviewed and while it is not listed as a potential historic resource on any of the City’s historic surveys, an individual listed on the City’s List of Master Architects (Harry Werner) is identified as the architect for the existing single-family residence. However, based on the Urban Designer’s review, subsequent remodels have caused the existing single-family residence to lose its

historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 4. The Design Review Commission conducted duly noticed public hearings on 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 are 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.

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

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chair  
Design Review Commission