



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, December 4, 2014

Subject: **1010 Lexington Road (PL1431038)**

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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Albert Taban

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, north of Santa Monica Boulevard. The proposed style is identified by the applicant Neo-Classical; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the architect has produced a highly symbolic design with a light palate that serves to visually reduce some of the bulk and mass. The juxtaposition of the round portico with the heavy chimney seems to be heavy and out of balance with the overall design and distracts from the sense of arrival. 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.

It should be noted that the landscape plan indicates the removal of various heritage trees within the front yard. This request requires review and approval by the Planning Commission for a Tree Removal Permit; however, this does not preclude the Design Review Commission from reviewing, and potentially approving, the currently proposed landscape plan as part of the overall project. In the event that the Planning Commission is unable to make the findings for such a permit, a revised landscape plan will need to return to the Design Review Commission for review and approval. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

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. 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

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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 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 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 (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). 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.

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 Friday, November 21, 2014; the site was posted on Monday, November 24, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

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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):

The Architectural Style is Neo-Classical or New Classical in which the Design emphasis is on the design of the exterior walls by the use of classical order and the symmetrical placement of fenestration. The Facade is broken down into smaller sections and each section has first floor and second floor windows placed in between horizontal bands. Window openings are vertical in nature and are recessed from the wall surface and further accentuated by stone moldings. In general the moldings and cornice lines are less ornamental in nature and are simple and pure to produce shadow lines.

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

D Site & Area Characteristics

Lot Dimensions: Irregular 347 ft. x 110 ft. Lot Area (square feet): 38,197.85 SF
 Adjacent Streets: Rexford and Sunset

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

- | | |
|---|--|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input checked="" type="checkbox"/> Guest House | <input checked="" 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:	3	48	New construction
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:

A letter describing the project along with the contact information of the designers have been mailed to all adjacent 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:	32 Feet	25.15 Feet	32 Feet
Roof Plate Height:			
Floor Area:	16,779.14 SF	13,296.45 SF	16,778.25 SF
Rear Setbacks:	95.18'		150.67'
Side Setbacks:	S/E Min. 11.54 T 24.4 N/W	S/E 8'-7" N/W 6'-4"	S/E Min. 11.54 T 24 N/W
Parking Spaces:		2 spaces	7 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: Lime stone
 Texture /Finish: Honed
 Color / Transparency: Light Tan

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

Material: Aluminum Clad
 Texture /Finish: Smooth anodized
 Color / Transparency: Dark Bronze

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

Material: Steel
 Texture /Finish: Smooth
 Color / Transparency: Dark Bronze

PEDIMENTS

Material: Limestone
 Texture /Finish: Honed
 Color / Transparency: Light Tan

ROOF

Material: All flat roofs not visible, Roof of Rotunda= Copper
 Texture /Finish: Natural smooth
 Color / Transparency: Natural Copper/ Brown

CORBELS

Material: Limestone
 Texture /Finish: Smooth
 Color / Transparency: Light Tan

CHIMNEY(S)

Material: Limestone
 Texture /Finish: Smooth
 Color / Transparency: Light Tan

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

COLUMNS

Material: Limestone
Texture /Finish: Smooth
Color / Transparency: Light Tan

BALCONIES & RAILINGS

Material: Steel
Texture /Finish: Smooth
Color / Transparency: Dark Bronze

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: All integrated within the building, No Exposed gutters and Downspouts
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: No Exposed Exterior Lighting
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Basalt Grey Brown Cobblestone
Texture /Finish: Split Face
Color / Transparency: Grey Brown

FREESTANDING WALLS AND FENCES

Material: masonry and Iron
Texture /Finish: Smooth
Color / Transparency: Dark Bronze

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:

The Landscape compliments the Architecture of the house the create a Garden Home Aesthetic.

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.

The proposed design has a disciplined design approach with references to pure Classical Architectural elements that are carefully placed. The building design uses limited mixture of design elements in their simplest and purest form and avoids using overly ornamental elements. The building mass is broken down into several smaller volumes that are all symmetrical in nature. The entrance is marked by an open Rotunda that filters the larger building volumes in the background.

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.

The main building mass is placed between 32'-10" to 5' further than the Minimum 50' required front yard setback to provide additional separation between the building and the public road. The building sits on a pond and the entrance is marked by an open rotunda much shorter than the main building. The Rotunda sits as an island in the middle of the pond and forms a transparent foreground to the main volume of the building. The front yard presents itself as almost park like environment that is lush and colorful with mature trees and landscaping to allow only a filtered view of the building with the main entrance that is marked by a completely

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

The Proposed Building is set back far more from the adjacent structures specially the building to the West which has its side-yard on Lexington Drive. The Proposed Building uses Highest quality Materials (Lime stone) for the entire Facade that will stand the test of time and devotes additional front yard with a garden environment visible to the public.

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.

The proposed Project is Adjacent to an alley and the building is situated so its minimum required setback is against the alley since the alley itself provides additional separation with the neighbor. However on the East side where there is the only abutting neighbor, the house steps back and provides far more separation that the minimum requires and the building will not form a continuous wall along the setback line and has very limited number of windows.

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.

There are currently three new homes under construction in this Section of Lexington Drive and a couple of very old homes that will most likely be demolished and developed soon. The large homes to the East is relatively new Mediterranean style home and the home to the east is possibly the only older home that will stay for a while which is also a traditional Spanish style home. The proposed structures fits the surrounding traditional styles and complement the neighborhood by being traditional in essence, and yet emphasis the individuality of each resident and the unique personality of the residents. Due to the irregular nature of the lot



Design Review Commission Report

455 North Rexford Drive

December 4, 2014

Attachment B Project Design Plans



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
853 HAVESFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX: (310) 454-2286
FARHADMAIL.NET

TABAN RESIDENCE

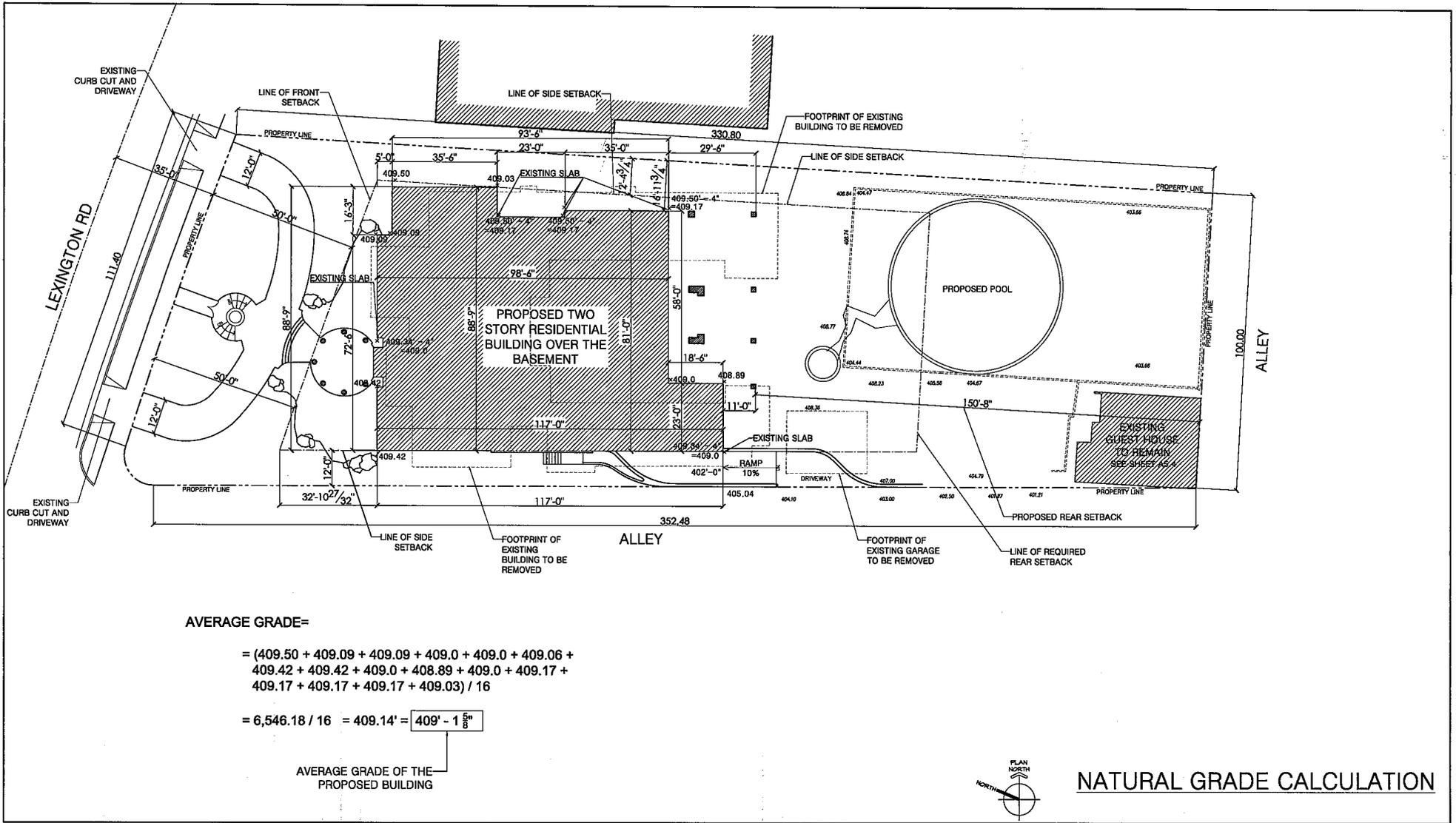
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:
COVER SHEET

C 2



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING

833 HUNGERFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 604-2995 FAX: (310) 604-2366

FARHAD@AIP.COM

**TABAN
RESIDENCE**

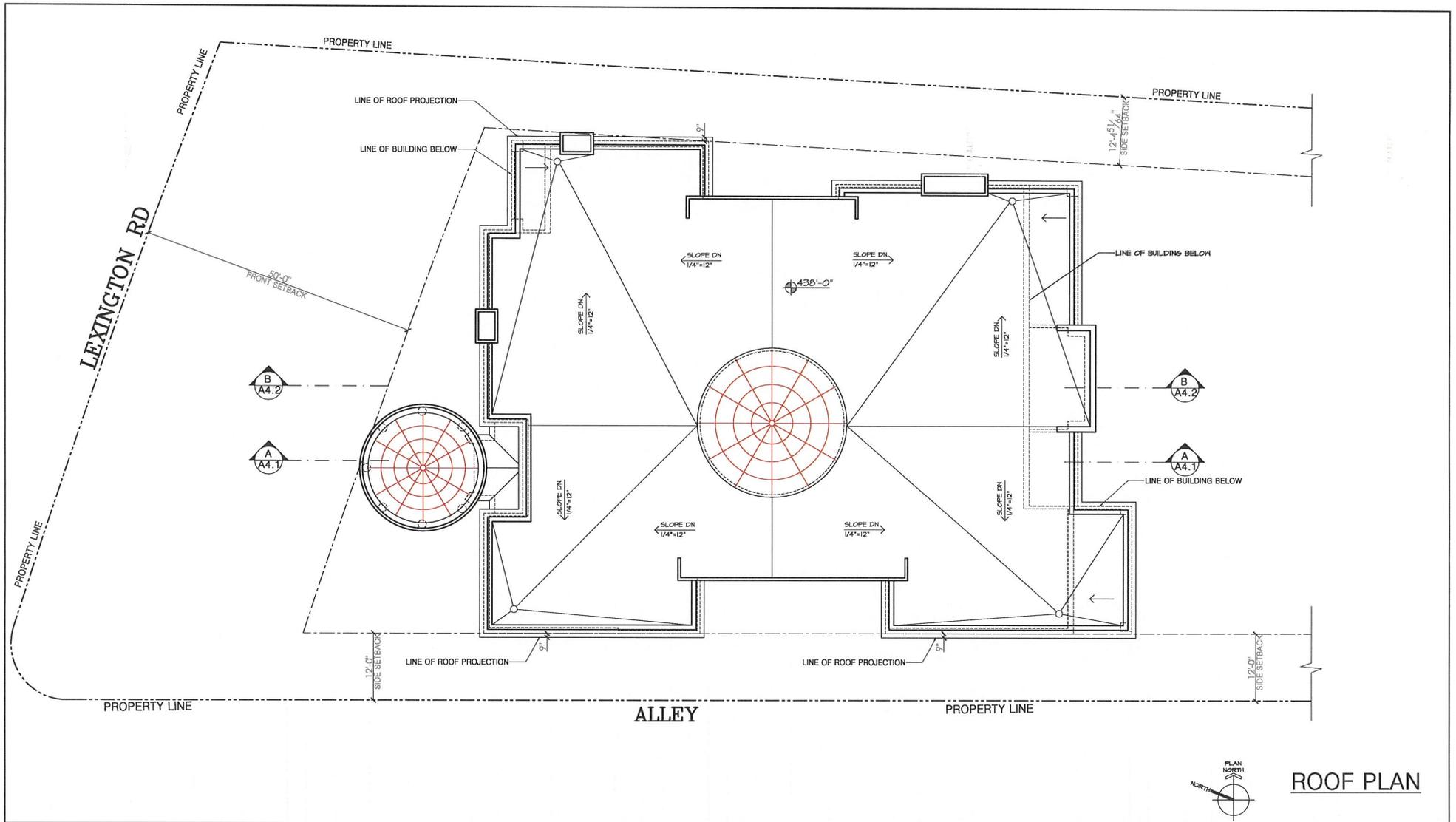
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE: 1" = 30'-0"

DRAWING TITLE:
NATURAL GRADE CALCULATION

A13



ROOF PLAN

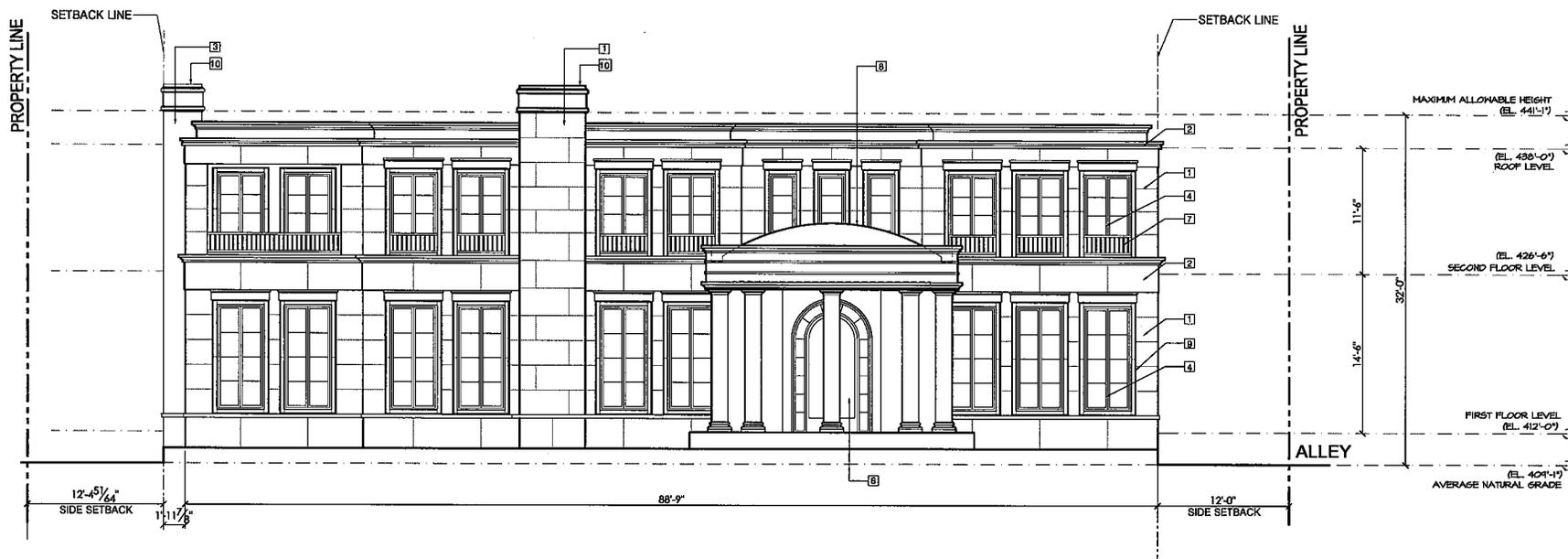
**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING
833 HAWESFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9905 FAX (310) 454-2206
FARHADMITI.NET

**TABAN
RESIDENCE**
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/10/2014
SCALE: 1/16" = 1'-0"
DRAWING TITLE:
ROOF PLAN
A2.4

KEY NOTE:

- 1- LIME STONE VENEER
- 2- LIME STONE MOLDING
- 3- SMOOTH STUCCO
- 4- ALUMINUM CLAD WINDOW
- 5- ALUMINUM CLAD DOOR
- 6- STEEL AND GLASS ENTRY DOOR
- 7- 42" HIGH BRONZE RAILING
- 8- STANDING SEAM COPPER ROOF
- 9- SOLID LIME STONE MOLDING
- 10- COPPER CHIMNEY CAP



WEST ELEVATION

**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING

833 WHEATFIELD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9955 FAX: (310) 454-2266
FARHAD@A3I.COM

**TABAN
RESIDENCE**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1



WEST ELEVATION

**FARHAD
ASHOFTAH INC.**
ARCHITECTURE PLANNING
833 HUNTERSWOOD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9955 FAX: (310) 454-2266
FARHAD@A3I.NET

**TABAN
RESIDENCE**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

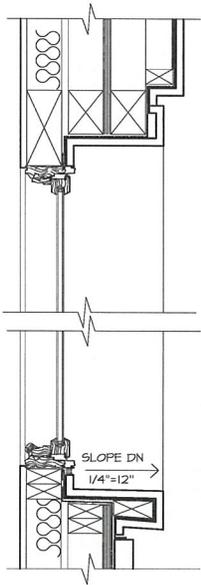
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DRAWING TITLE:
PROPOSED ELEVATION

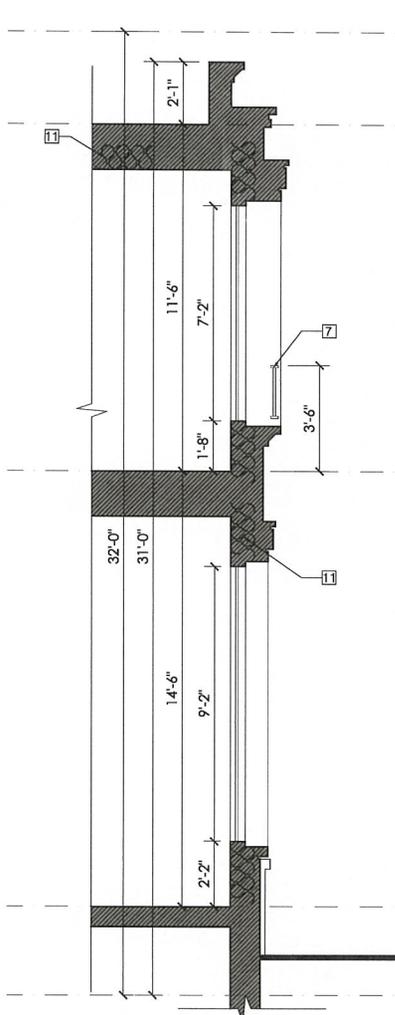
A3.2

KEY NOTE:

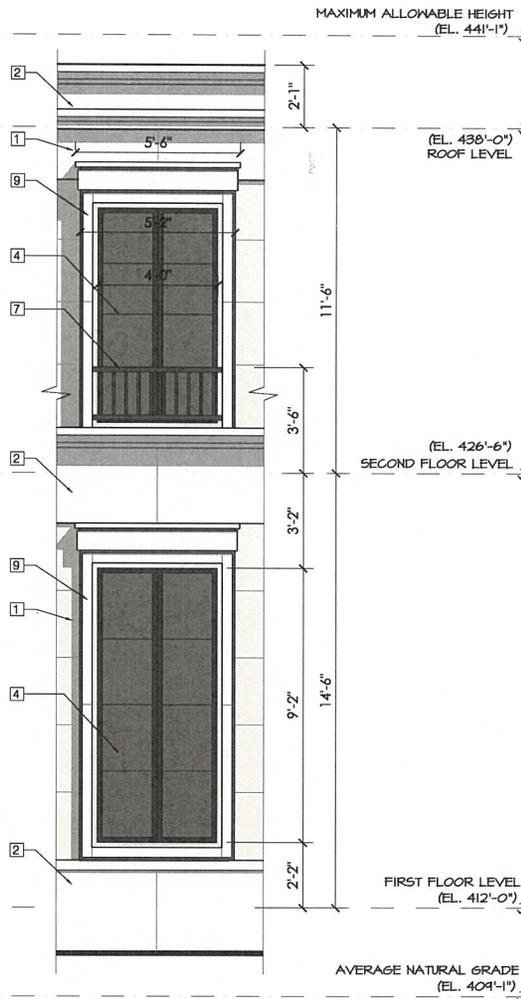
- 1- LIME STONE VENEER
- 2- LIME STONE MOLDING
- 3- SMOOTH STUCCO
- 4- ALUMINUM CLAD WINDOW
- 5- ALUMINUM CLAD DOOR
- 6- STEEL AND GLASS ENTRY DOOR
- 7- 42" HIGH BRONZE RAILING
- 8- STANDING SEAM COPPER ROOF
- 9- SOLID LIME STONE MOLDING
- 10- PROVIDE MIN. INSULATION OF:
R-13 IN EXTERIOR WALLS
R-30 IN CEILINGS OR ROOF



TYPICAL WINDOWS DETAIL
SCALE: 1" = 1'-0"



TYPICAL WINDOWS SECTION



TYPICAL WINDOWS ELEVATION



**FARHAD
ASHOFTEH INC.**
ARCHITECTURE PLANNING

833 INVERFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-8995 FAX: (310) 454-2266
FARHAD@AET.NET

**TABAN
RESIDENCE**

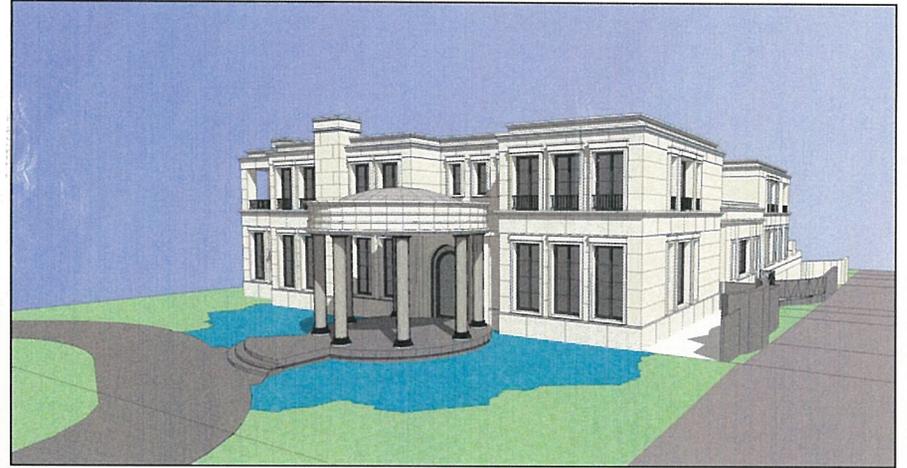
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

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

DRAWING TITLE:
WINDOW ENLARGEMENT

A4.3



**FARHAD
ASHOFTEH INC.**

ARCHITECTURE PLANNING

833 SPENCER RD. AVE. PACIFIC PALISADES CA 90272

TEL: (310) 454-9895 FAX: (310) 454-2295

TABAN@ASHOFTEH.COM

**TABAN
RESIDENCE**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:

3D VIEWS

A7.1



**FARHAD
ASHOFTEH INC.**

ARCHITECTURE PLANNING

833 HUNTERSWOOD AVE. PACIFIC PALISADES CA 90272

TEL: (310) 454-9095 FAX: (310) 454-2286

FARHAD@ATT.NET

TABAN RESIDENCE

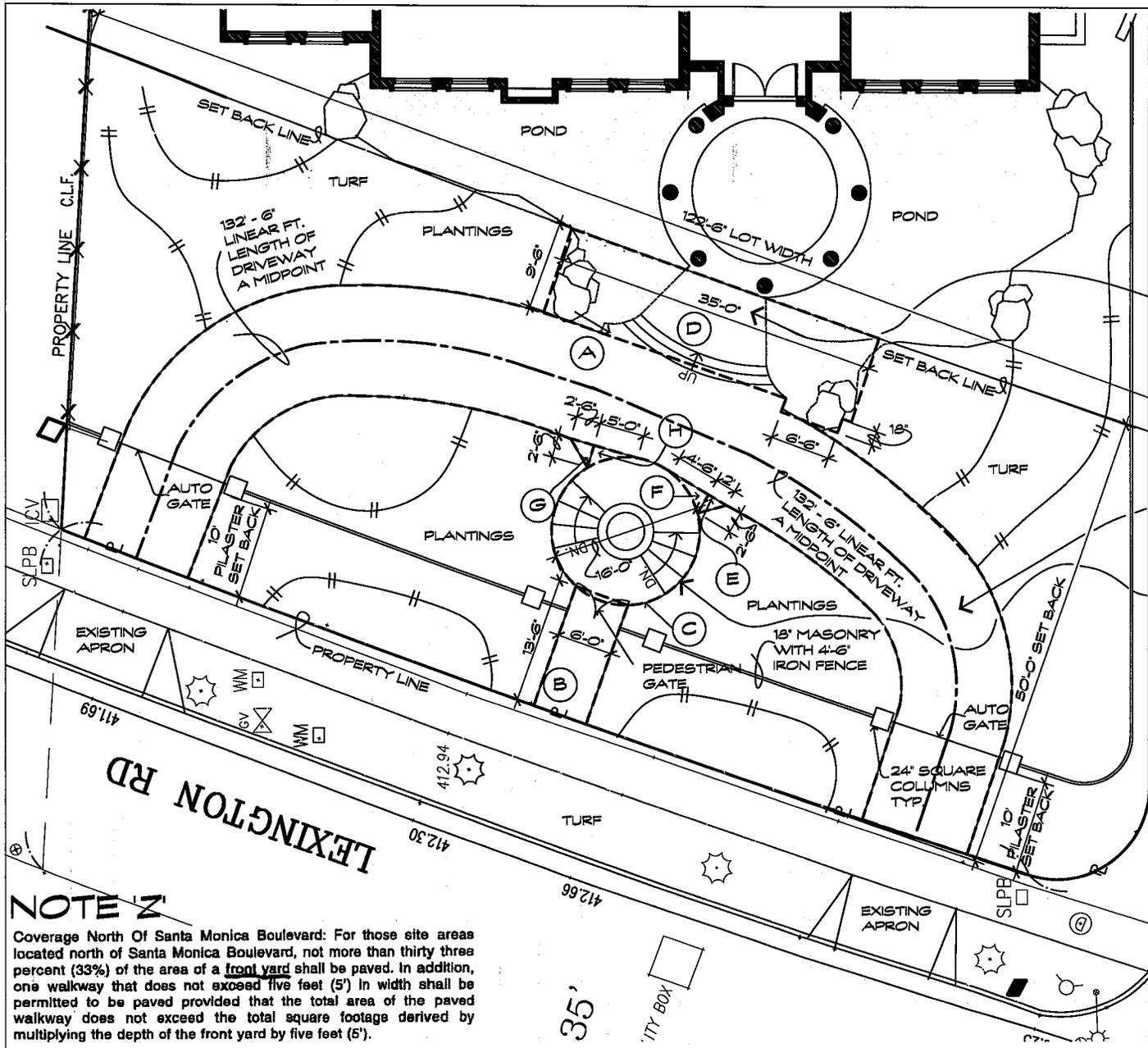
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:
PANORAMIC STREET VIEW

A8.5



SEE SHEET
L1.5 FOR FRONT
YARD
ELEVATION

DRIVEWAY TO BE PAVED WITH
GREY BROWN BASALT
COBBLESTONE

WALKWAYS TO BE PAVED
WITH HONED LIME STONE

SEE NOTE 'Z', THIS SHEET

PAVING CALCS

FRONT YARD SETBACK =	50'-0"
FRONT YARD SQ. FT. 50' x 122.5' =	6,125
ALLOWED SQ. FT. OF PAVING (6,125 x .33) =	2,021 SQ. FT.
PLUS 5' WALKWAY ALLOWED x 50' =	250 SQ. FT.
TOTAL ALLOWED PAVED AREA =	2,271
AREA A (DRIVEWAY 132.5' x 12') =	1,590 SQ. FT.
AREA B (6' x 13.5')	81 SQ. FT.
AREA C (16' DIA.)	208 SQ. FT.
AREA D (6.5' x 35') + (6.5' x 15')	342.25 SQ. FT.
AREA E (2.5' x 2' / 2)	2.5 SQ. FT.
AREA F (4.5' x 2.5' / 2)	5.5 SQ. FT.
AREA G (2.5' x 2.5' / 2)	3 SQ. FT.
AREA H (5' x 2.5' / 2)	6 SQ. FT.
TOTAL PROPOSED PAVING:	2,233.25 SQ. FT.
PILASTER SETBACK 20% OF FRONT YARD SETBACK (50') = 10'	

NOTE 'Z'
Coverage North Of Santa Monica Boulevard: For those site areas located north of Santa Monica Boulevard, not more than thirty three percent (33%) of the area of a front yard shall be paved. In addition, one walkway that does not exceed five feet (5') in width shall be permitted to be paved provided that the total area of the paved walkway does not exceed the total square footage derived by multiplying the depth of the front yard by five feet (5').

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

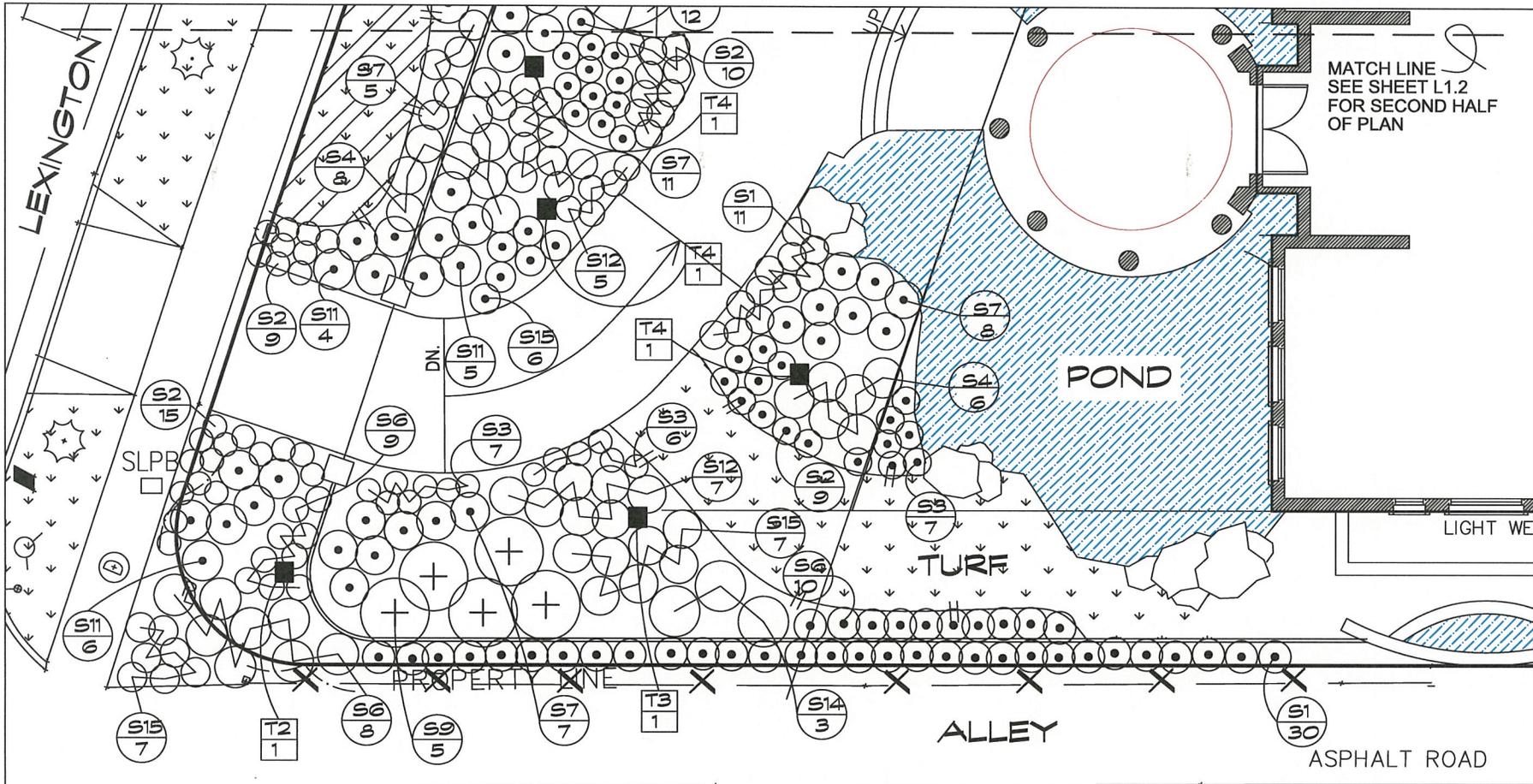


Project Name
**PAVING
CALCULATIONS
& PAVING
MATERIALS**

**TABAN RESIDENCE
1010 LEXINGTON
BEVERLY HILLS, CA 90210**

Date: 11/14/2014
Project No. 445
Drawn By: GD
Checked By: DW
Scale: 3/32" = 1'-0"

Sheet No.
L0.1



DW/LA

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



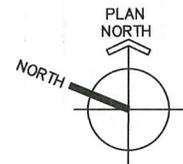
Project Name
PLANTING PLAN

**TABAN RESIDENCE
 1010 LEXINGTON
 BEVERLY HILLS, CA 90210**

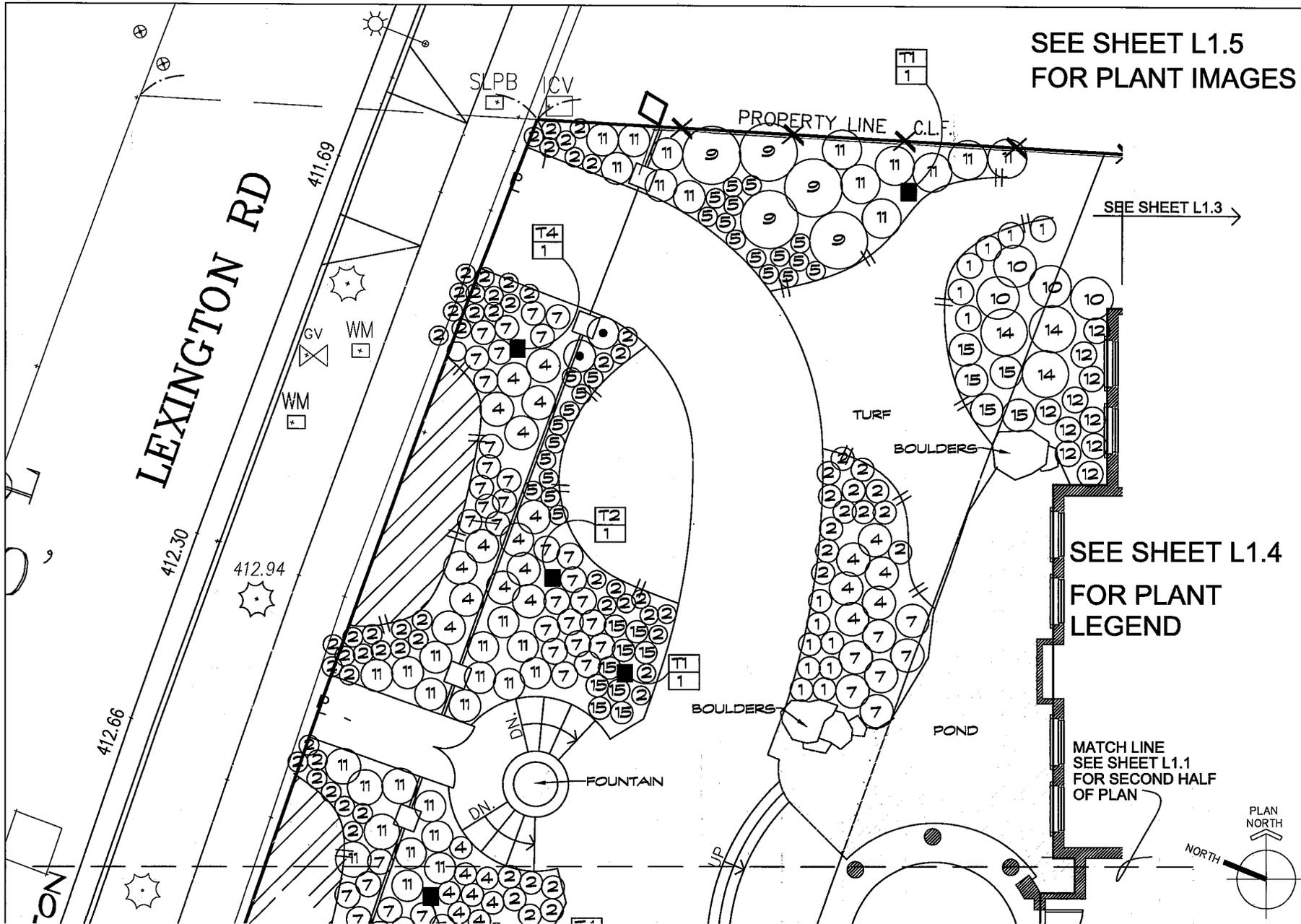
Date: 11/11/2014
 Project No. 445
 Drawn By: GD
 Checked By: DW
 Scale: 1/8" = 1'-0"

SEE SHEET L1.3
 FOR PLANT LEGEND

SEE SHEET L1.4
 FOR PLANT IMAGES



Sheet No.
L1.1



SEE SHEET L1.5
FOR PLANT IMAGES

SEE SHEET L1.3 →

SEE SHEET L1.4
FOR PLANT
LEGEND

MATCH LINE
SEE SHEET L1.1
FOR SECOND HALF
OF PLAN

DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4834



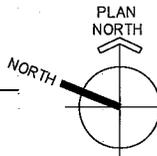
Project Name
**PLANTING
PLAN**

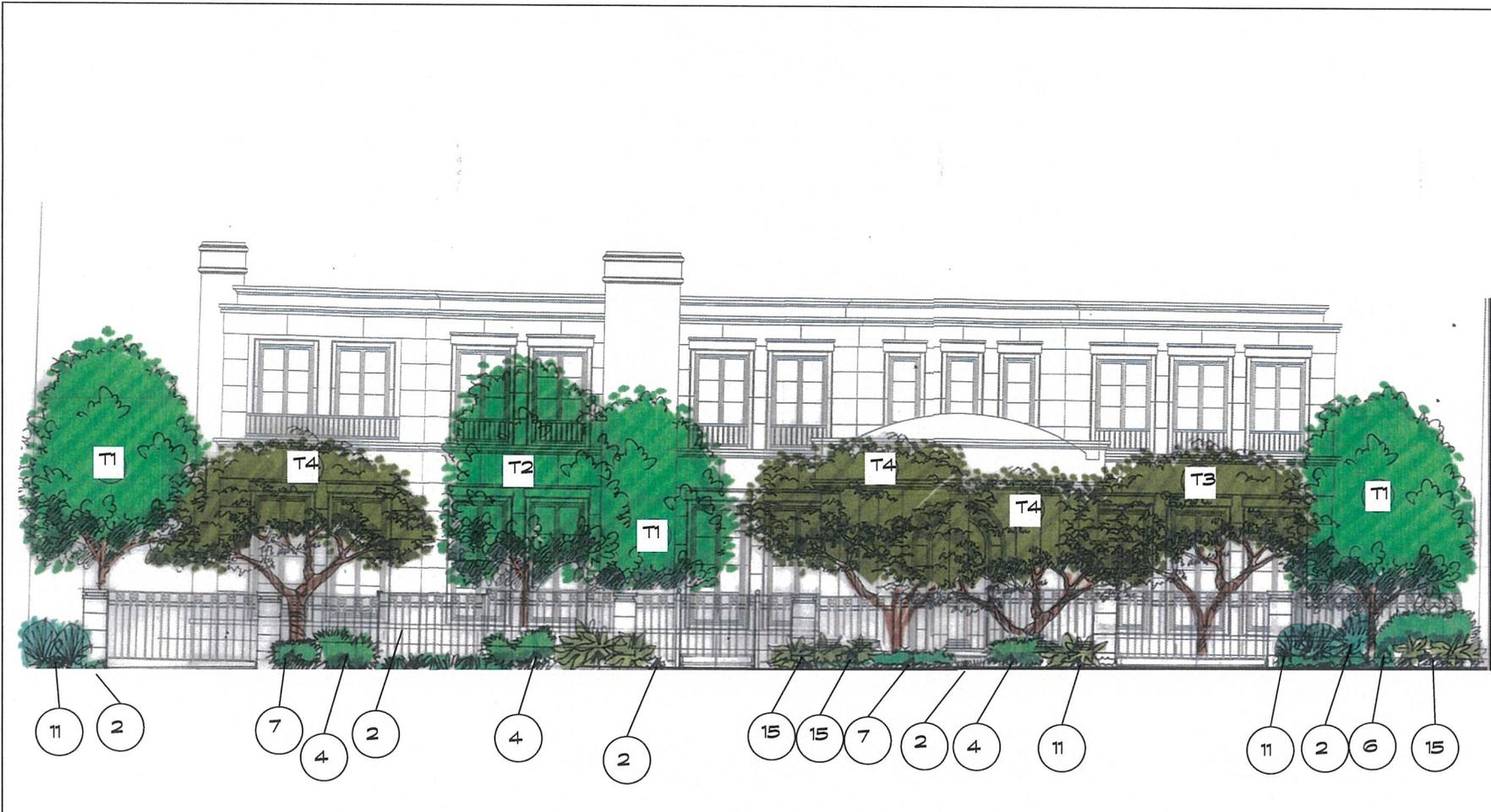
**TABAN RESIDENCE
1010 LEXINGTON
BEVERLY HILLS, CA 90210**

Date: 11/14/2014
Project No.: 445
Drawn By: GD
Checked By: DW
Scale: 1/8" = 1'-0"

Sheet No.

L1.2





FRONT YARD ELEVATION

DW/LA

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



Project Name
**FRONT
 ELEVATION**

**TABAN RESIDENCE
 1010 LEXINGTON
 BEVERLY HILLS, CA 90210**

Date: 11/14/2014
 Project No. 445
 Drawn By: GD
 Checked By: DW
 Scale: N/A

Sheet No.
L1.6



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 1010 LEXINGTON ROAD (PL1431038).

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

Section 1. Farhad Ashofteh, agent, on behalf of Albert Taban, 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 1010 Lexington Road 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 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 (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). 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 a duly noticed public hearing 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

1. In the event that the Planning Commission is unable to make the findings necessary for approval of a Tree Removal Permit, revised landscape plans that incorporate the protected trees shall be presented to the Design Review Commission for their review and approval.

Standard Conditions

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 filing 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, Chairperson
Design Review Commission