



## Design Review Commission Report

**Meeting Date:** Thursday, May 7, 2015

**Subject:** 217 South Linden Drive (PL1505779)

A request for an R-1 Design Review Permit to allow façade revisions to a new two-story single-family residence, currently under construction and previously approved as a Track 1 Design, 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:** Jessica and Arthur Iclisoy – Property Owners

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

### REPORT SUMMARY

The applicant is requesting approval of revisions to a new two-story single-family residence, currently under construction, located in the Central Area of the City south of Santa Monica Boulevard. The project was previously approved as a Track 1 (staff-level) design in July 2010 as an Italianate (California) Style. During construction, modifications were made that were determined to be inconsistent with the original approval. As such, the project is before the Commission for review. The modifications include:

- Removal of flower boxes at the second floor windows;
- Removal of lintels above the first and second floor windows;
- Revised entryway surround, and;
- Revised window located directly above entryway.

The applicant has prepared a letter that further outlines the modifications and rationale (Attachment B).

### URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the construction revisions are consistent with the Italianate (California) Style and the project will serve as a positive enhancement to South Linden Drive. Additionally, the applicant has been responsive regarding the unpermitted modifications and has worked with City staff to prepare the project for a Commission review.

### 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



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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 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, 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, April 24, 2015; the site was posted on Thursday, April 23, 2015. Two neighbors of the project, each directly adjacent to the north and south, came in to view the plans with staff. Concerns were raised regarding potential privacy issues from the balconies on the sides of the proposed new residence. To date, staff has not received any comments in writing in regards to the submitted project.



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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):**

This project was previously approved under the Track 1 process and utilizes a pure architectural style as defined in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style). The high quality materials and finishes used in the design of the facade are genuine and authentic coming straight out of the catalog. Window proportions, low pitched roofs, thick walls with deep set steel windows, moderate length eaves, and Mediterranean landscaping all contribute to a scale and proportion that is appropriate to the "Italianate" style.

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

**D Site & Area Characteristics**

Lot Dimensions: 55'x127.5' Lot Area (square feet): 7,012.5 sq. ft.

Adjacent Streets: Charleville Blvd. & Gregory Way

- E Lot is currently developed with (check all that apply):**
- |   |  |
|---|--|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence                        |
| <input type="checkbox"/> Guest House            | <input type="checkbox"/> Accessory Structure(s)                                |
| <input type="checkbox"/> Vacant                 | <input checked="" type="checkbox"/> Other: <u>Detached Cabana/1-Car Garage</u> |

**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:**

The homeowner has reached out to the neighbors with approved facade and current facade drawings in an effort to make them fully aware of our request.

**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:	<del>28'-7"</del> 30'-0"	26'-7"	28'-7"
Roof Plate Height:	22'-0"	20'-7"	20'-7"
Floor Area:	4,154 sq. ft.	4,154 sq. ft.	4,154 sq. ft.
Rear Setbacks:	29'-3"	45'-6"	45'-6"
Side Setbacks:	S/E 5'-0"	S/E 5'-0"	S/E 5'-0"
	N/W 5'-0"	N/W 5'-0"	N/W 5'-0"
Parking Spaces:	2	3	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: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: Steel  
 Texture /Finish: Gun Metal - Light Distress  
 Color / Transparency: Gun Metal Black/Bronze - Laminated Glass

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

Material: Vertical Grain Douglas Fir (Front Door)  
 Texture /Finish: Smooth  
 Color / Transparency: Fine Paints of Europe - Storm Cloud Brilliant - High Gloss

**PEDIMENTS**

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

**ROOF**

Material: Terra Cotta Barrel Tile  
 Texture /Finish: French Antique (300+ years old) set irregular with mortar and 110% boost  
 Color / Transparency: Light Blend

**CORBELS**

Material: Douglas Fir  
 Texture /Finish: Resawn  
 Color / Transparency: Benjamin Moore - Oxford Brown - Semi Solid

**CHIMNEY(S)**

Material: Painted Plaster with Copper Caps  
 Texture /Finish: Smooth Hand Troweled  
 Color / Transparency: Benjamin Moore - OC-17 White Dove - Flat

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

*Material:* Copper  
*Texture /Finish:* Smooth - Weathered  
*Color / Transparency:* Natural

**EXTERIOR LIGHTING**

*Material:* Copper  
*Texture /Finish:* Smooth - Weathered  
*Color / Transparency:* Natural

**PAVED SURFACES**

*Material:* Limestone  
*Texture /Finish:* Vibrated Finish  
*Color / Transparency:* Cavendish Grey - Leuders & Texas Walnut

**FREESTANDING WALLS AND FENCES**

*Material:* Exterior Plaster  
*Texture /Finish:* Smooth - Hand troweled  
*Color / Transparency:* Benjamin Moore - OC-17 White Dove - Flat

**OTHER DESIGN ELEMENTS**

*Material:* Shutters - VGDF, Entry Surround - Limestone (Cavendish Grey - Leuders)  
*Texture /Finish:* Shutters - Smooth, Entry Surround - Vibrated finish  
*Color / Transparency:* Shutters - Fine Paints of Europe - Storm Cloud Brilliant - Semi Gloss

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

The Mediterranean palette especially Italian Cypress and Citrus are critical to enhancing the home's "Italianate" architectural style as well as creating a harmonious relationship with the landscaping in the neighborhood. The placement of trees and plantings provide a green courtyard-like feeling which is appropriate to the home's architectural style.

**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. *SEE ADDENDUM FOR COMPLETE RESPONSE*

The design relies on architectural precedents described in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style). Characteristics include, two stories, low pitched roof with terra cotta barrel tiled roofing, Mediterranean palette in the landscaping, first and second order symmetry, tall and narrow paired windows, white hand troweled stucco. Other details in keeping with the style include operable wood paneled shutters, limestone entry surround, wood eaves with exposed heavy timber rafter tails, copper gutters/downspouts and thick walls with recessed steel windows. Each of these elements

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.

A careful study of the neighborhood as well as the use of high-quality, authentic materials and architectural details greatly enhance the human scale of this town home. In planning the building it was important that the plate height and building height not be extended to the maximum allowed by code to better blend in with the adjacent houses in the neighborhood. Materials like the 300 year old antique terra cotta barrel roof tiles set irregularly in mortar with boosted tiles and mortar bird stops help warm the building's appearance and provide an authenticity to the architectural style of the home. Eaves scaled appropriately to the style do not over  
*SEE ADDENDUM FOR COMPLETE RESPONSE.*

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

By utilizing a pure architectural style as defined in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style), this project draws upon an authentic and common style that has been used throughout the City since its inception. As a pure architectural style it is harmonious with other pure styles throughout the neighborhood which collectively enhance the architectural character 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.

Nothing related to privacy has changed from the Tract I approval.

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 design utilizes the characteristics found in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style). As one of the City's principal styles it is harmonious with the character that Beverly Hills is trying to procure throughout the neighborhood. It is very important to the Architect and Homeowner that the materials and details used in this project are authentic and of the highest quality. Here you will find shutters that actually operate and roofing material that is over 300 years old. Windows are handcrafted from steel with slender muntin bars. We believe it is with materials and details like  
*SEE ADDENDUM FOR COMPLETE RESPONSE.*

## **Addendum**

**(complete description could not fit in application)**

- 1) The design relies on architectural precedents described in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style). Characteristics include, two stories, low pitched roof with terra cotta barrel tiled roofing, Mediterranean palette in the landscaping, first and second order symmetry, tall and narrow paired windows, white hand troweled stucco. Other details in keeping with the style include operable wood paneled shutters, limestone entry surround, wood eaves with exposed heavy timber rafter tails, copper gutters/downspouts and thick walls with recessed steel windows. Each of these elements have been carefully orchestrated to provide a harmonious "Italianate" design.**
  
- 2) A careful study of the neighborhood as well as the use of high-quality, authentic materials and architectural details greatly enhance the human scale of this town home. In planning the building it was important that the plate height and building height not be extended to the maximum allowed by code to better blend in with the adjacent houses in the neighborhood. Materials like the 300 year old antique terra cotta barrel roof tiles set irregularly in mortar with boosted tiles and mortar bird stops help warm the building's appearance and provide an authenticity to the architectural style of the home. Eaves scaled appropriately to the style do not over burden the house. The home's tall and narrow steel windows relate to the facade's scale and are softened by the windows' panelled and operable shutters. The plaster banding below the second story windows helps to break up the expanse of the stucco in the vertical direction and add an important yet subtle detail to the home's facade. Mediterranean landscaping including the unequal number of tall narrow Cypress help anchor the mass of the home's facade. The row of semi-dwarf citrus towards the front of the garden help scale down the gardens for the pedestrian and are intended to provide a green screen through which to view the home.**
  
- 5) The design utilizes the characteristics found in the Beverly Hills Residential Design Style Catalogue for the subtype: Italianate (in the California Style). As one of the City's principal styles it is harmonious with the character that Beverly Hills is trying to procure throughout the neighborhood. It is very important to the Architect and Homeowner that the materials and details used in this project are authentic and of the highest quality. Here you will find shutters that actually operate and roofing material that is over 300 years old. Windows are handcrafted from steel with slender muntin bars. We believe it is with materials and details like these that make our 21st century home blend beautifully with the notable homes of early Beverly Hills.**



**Design Review Commission Report**

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**Attachment B**  
**Project Design Plans**

# Choate Associates

architects

C. Peter Choate, Senior Partner  
Douglas A. Lindfors, AIA, Architect  
Courtenay Choate Moritz  
partners

April 20, 2015

City of Beverly Hills  
Design Review Board  
455 N. Rexford Drive  
Beverly Hills, CA 90210

Re: 217 S. Linden Drive

Dear Design Review Board Members,

I am the architect for Jessica and Arthur Iclisoy who are currently completing the building of their home at 217 S. Linden Drive. I was contacted recently by Georgana Millican and Bill Crouch who informed me that our request for final was denied because some elements of the façade that were approved through the Tract I process were different or missing. It is correct that changes have been made to the façade and that I should have brought them beforehand to the attention of the Planning Department. That has been made very clear to me. Please understand, however, it was not our intention to hide the changes as we whole-heartedly believed they were completely within the spirit set forth in the Style Catalogue. Moreover, we concluded that these changes actually enhanced the authenticity of the chosen Italianate style and in no way compromised our initial design decision to use pure, authentic, and high quality materials. We apologize for any trouble that this may have caused the Board. This was purely unintentional and we are embarrassed by the mistake and hope you can accept that we were acting in good faith.

We believe that our project meets all of the objective Planning and Zoning Code ordinances. What appears to be in question today is a rather subjective interpretation of the design of our facade and how it relates to our original Tract I approval. When we first designed the project in 2009, we followed the guidelines in the Beverly Hills Residential Design Style Catalogue for a home in the "Italianate (in the California Style)". Our desire to use pure, high quality materials, as well as our client's wishes for an authentic European Villa, worked well with the "Italianate" style. For these reasons we chose to follow those guidelines in developing the character of the building. The Planning Department welcomed our design and granted us Tract I approval and subsequently we were given a building permit to construct the home.

Midway through construction, our vision for the design evolved, which led to some changes to the façade that brought the character of the house from a provincial country home to a more urban town home. This included modifying the entry door and surround to a more modest and private entry as our clients felt the original design was too grandiose and did not offer the privacy for their style of living. We should point out that one example of an "Italianate" home featured in the Style Catalogue shows a home with a modest entry surround and solid, raised panel entry door that is very similar in scale and character to the one we have built (see attachment a). The stone

lintels over the windows were also removed as they were not included as examples of the pure style and did not offer much to the design. We did, however, keep the limestone window sills as we believed this was an important detail. The plaster grille over the window above the entry door was revised to a matching steel window with operable shutters like the others after concerns were expressed about proper waterproofing. We also strongly felt after a thorough study that the grille was more appropriate to a Spanish Mission Revival style and the matching window was more appropriate to the Italianate style. We should note that when the decision to add the operable steel window above the entry door was made, we had already built the integrated plaster window planter boxes. After considerable testing, the homeowner was ultimately uncomfortable with the necessary maintenance and the knowledge that the planters could leak and cause extensive damage to the building. It was determined that the integrated design would not be worth the risk and the planters were removed from the façade. Again, it has always been our clients' desire to honor their home with genuine materials, classic proportions, and authentic details. They have allowed us as designers and architects to use the best palette of materials throughout the project. The following lists several key principles employed in our design that define the Italianate Style:

1. Hand crafted steel doors and windows – honoring the heritage of many of Beverly Hills' notable homes
2. Paired French casement windows that are tall and narrow in proportion
3. Asymmetrical design with first and second order symmetries
4. Predominantly flat façade
5. Two story home with a low pitched, hipped terra cotta barrel tiled roof
6. French reclaimed terra cotta barrel tile roof (over 300 years old) set in the traditional style of oozing mortar, boosted tiles and mortar bird stops
7. Eave/overhang with exposed heavy timber rafter tails and terra cotta attic vents
8. Hand trowelled exterior plaster façade painted in a creamy white
9. Hand plastered banding at second floor
10. Thick walls with doors and windows recessed to promote depth and scale
11. Sloping plaster detail below first floor windows accentuating the thickness of the exterior walls
12. Limestone window sills
13. Hand crafted Leuders limestone surround and paving at the front entry steps and walkway
14. Solid wood raised panel shutters with copper caps - fully functioning and operational, not just bolted to the façade
15. Copper gutters and downspouts – fully mitered and soldered – no crinkled connections or macaroni shaped elbows.
16. Chimney's beyond with authentic copper shroud to conceal modern spark arrestors
17. Custom copper attic dormer vents
18. Antiqued copper sconces flanking the front entry
19. Mediterranean landscaping plant palette featuring Italian Cypress and Citrus trees.

We trust these points will allow you to recognize that our revised design is in fact more aligned with the guidelines established by the City in the Residential Design Handbook for homes in the Italianate Style. Our clients and we are very proud of this home and are confident the City is equally proud to have this home on Linden Drive. I hope that you will find it within yourselves to grant us approval for this request. Please feel free to contact me should you need to. If you are interested, we would also like to offer to meet you at the jobsite before the hearing and answer any questions you might have.

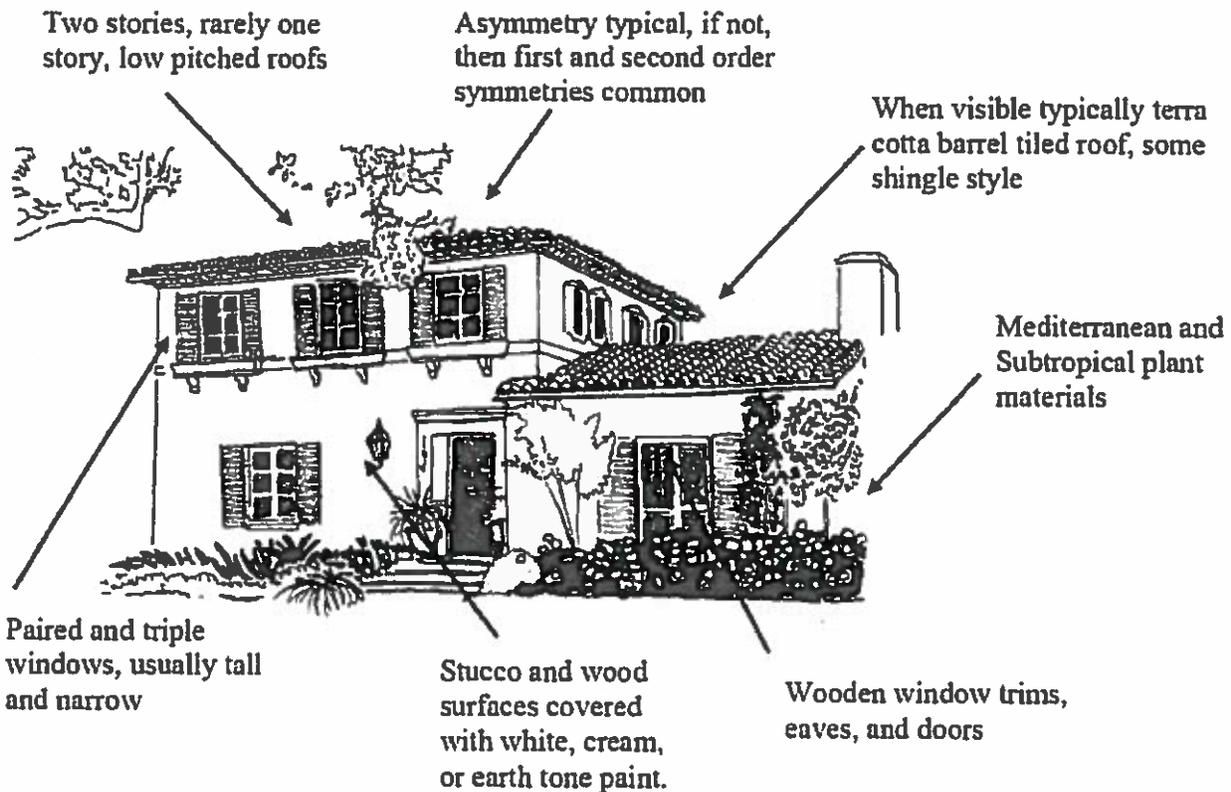
We look forward to presenting the project at the hearing.

Sincerely,



Douglas Lindfors, AIA  
Partner

**Attachment 'A'**  
 Excerpt from pages 74 & 75 of the  
 Beverly Hills Residential Design Style Catalogue



**ITALIANATE:**

Character defining features:

- ◆ Two stories, rarely one story.
- ◆ Low pitched roofs.
- ◆ Asymmetry typical, if not, then first and second order symmetries common.
- ◆ Predominantly flat facades, widely overhanging eaves and decorative porches create modulation.
- ◆ Single story porches with supporting square posts.
- ◆ Front doors single or paired.
- ◆ Doors rectangular, arched or segmentally-arched.
- ◆ Elaborate enframements often brackets or pediment crowns above doors match those over windows.
- ◆ Paired and triple windows, usually tall and narrow.
- ◆ Windows on first story larger, usually of different geometric theme than upper story.
- ◆ Chimney, at times more than one.
- ◆ Porte cochere.

Typical materials and details:

- ◆ When visible typically terra cotta barrel tiled roof, some shingle style.
- ◆ Large overhanging eaves with decorative "brackets" beneath, singly or in pairs in quality wood.
- ◆ Stucco, brick, and sometimes wood exterior wall surfaces.
- ◆ Stucco and wood surfaces covered with white, cream, or earth tone paint.
- ◆ Wooden window trims, eaves, and doors.
- ◆ Mediterranean and Subtropical plant materials.



CURRENT FACADE



APPROVED FACADE



**B**

SCALE  
NTS

**APPROVED RENDERED ELEVATION**



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**Attachment C**

**DRAFT Approval Resolution**

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW REVISIONS TO A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 217 SOUTH LINDEN DRIVE.

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

Section 1. Jessica and Arthur Iclisoy, property owners (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of revisions to a new two-story single-family residence for the property located at 217 South Linden 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 a duly noticed public hearing on **May 7, 2015** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of

development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Conditions

1. No special conditions have been imposed for this project.

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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **May 7, 2015**

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chairperson  
Design Review Commission