



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, June 4, 2015

Subject: **711 Hillcrest Road (PL1507304)**

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

Project Applicant: Hamid Gabbay – Gabbay Architects

Recommendation: Conduct public hearing and provide the applicant with design guidance.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the design reads very boxy with repetitive elements that are more commercial office than residential. The entry is not well defined and the design overall lacks visual interest. Staff feels that the design needs further refinement and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for the project.

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 and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The

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

June 4, 2015

public notice for this project was mailed on May 22, 2015; the site was posted on May 19, 2015. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

June 4, 2015

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):

A contemporary but symmetrical facade with no ornaments. Use of tile as the main facade material, with aluminum doors and windows.

- C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)
- | | | |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" 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 type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: _____ Lot Area (square feet): 25,970

Adjacent Streets: Sunset Blvd.

- 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 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:

Will contact the next door neighbors.

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

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	30' - 0"	27' - 0"	30' - 0"
Roof Plate Height:		24' - 0"	24' - 0"
Floor Area:	11,888		11,764.5
Rear Setbacks:	63' - 4"		109' - 0"
Side Setbacks:	S/E 27' - 0"	S/E	S/E 11' - 2"
	N/W Combined w above	N/W	N/W 16' - 0"
Parking Spaces:	4		8

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: Ceramic tile
 Texture /Finish: Smooth
 Color / Transparency: Light beige

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

Material: Aluminum
 Texture /Finish: Smooth
 Color / Transparency: Dark gray

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

Material: Aluminum
 Texture /Finish: Smooth
 Color / Transparency: Dark gray

PEDIMENTS

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

ROOF

Material: Flat
 Texture /Finish:
 Color / Transparency:

CORBELS

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

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth
 Color / Transparency: Beige

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Glass
Texture /Finish: Smooth
Color / Transparency: Light green

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Not visible
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: As shown in plans
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Stone
Texture /Finish: Rough
Color / Transparency: Dark gray

FREESTANDING WALLS AND FENCES

Material: Aluminum
Texture /Finish: Smooth
Color / Transparency: Dark gray

OTHER DESIGN ELEMENTS

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

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

Landscaping is minimal with 5 mature trees in the front yard, hedges on the sides, and drought resistant plants in the front yard.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

While the design and materials are contemporary, the symmetry in the design of the facade makes it blend easily to the adjoining houses.

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.

In 78' - 4" of facade there are five different plains creating good size modulation. Furthermore the house is back more than the required front yard.

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

The design is fresh, simple and symmetrical which blends with the rest of the houses on the block.

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 owners are very happy with the floor plan design and the facade; considering its simplicity it should not be offensive to 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.

Please refer to numbers 2, 3 and 4.

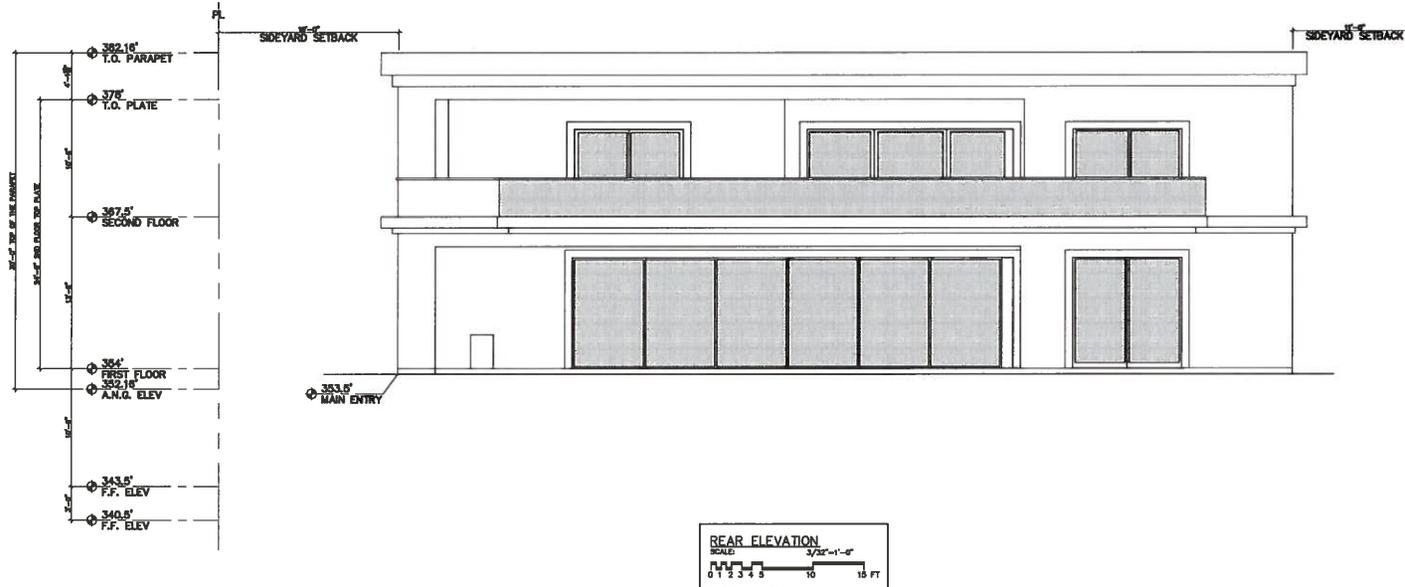


Design Review Commission Report

455 North Rexford Drive

June 4, 2015

Attachment B
Project Design Plans

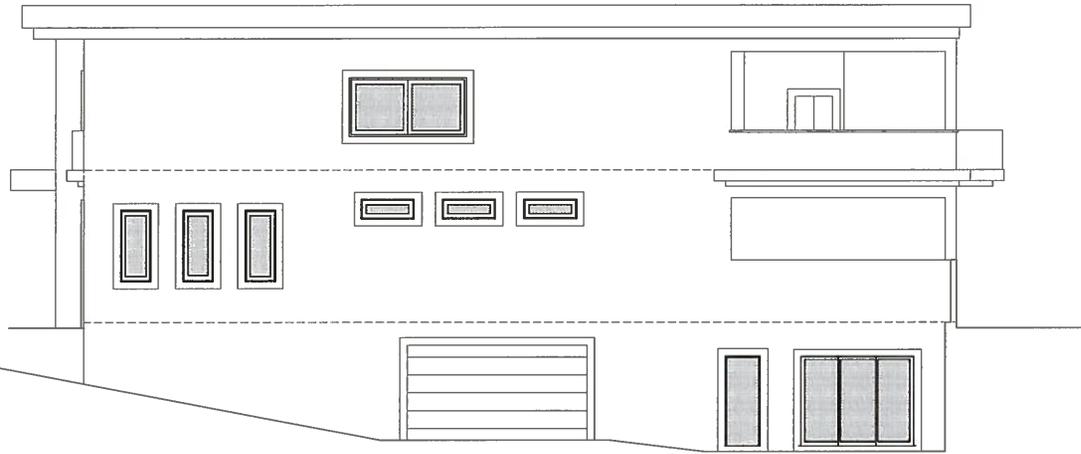
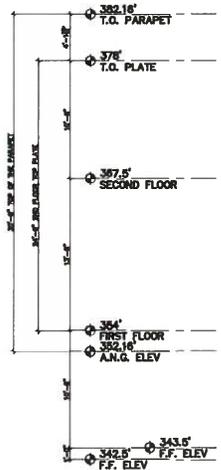


GABBAY ARCHITECTS
1100 W. 11TH STREET, SUITE 100, BEVERLY HILLS, CA 90210
TEL: 310.274.1111 FAX: 310.274.1112

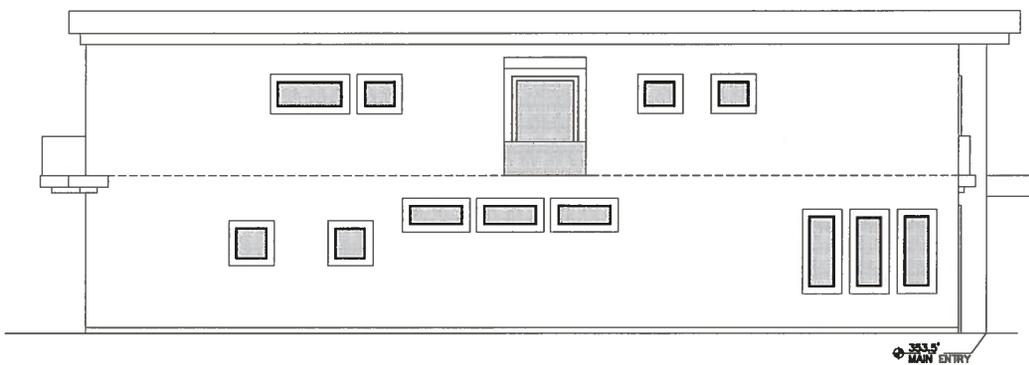
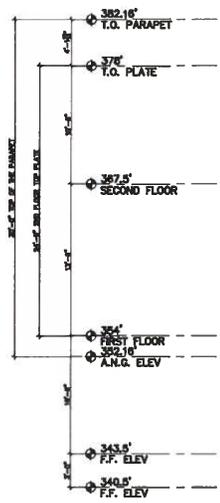
PROJECT TITLE:	DESCRIPTION:
(N) MAIN HOUSE FRONT, REAR ELEVATION	
PROJECT NO.:	DRAWN P.P.:
SCALE: 3/32"=1'-0"	CHECKED BY:
DATE: 05-14-15	DATE:
PROJECT NO.:	

711 N. HILLCREST RD.
BEVERLY HILLS, CA 90210

A2.5



NORTH ELEVATION
 SCALE: 3/32"=1'-0"
 0 1 2 3 4 5 10 15 FT

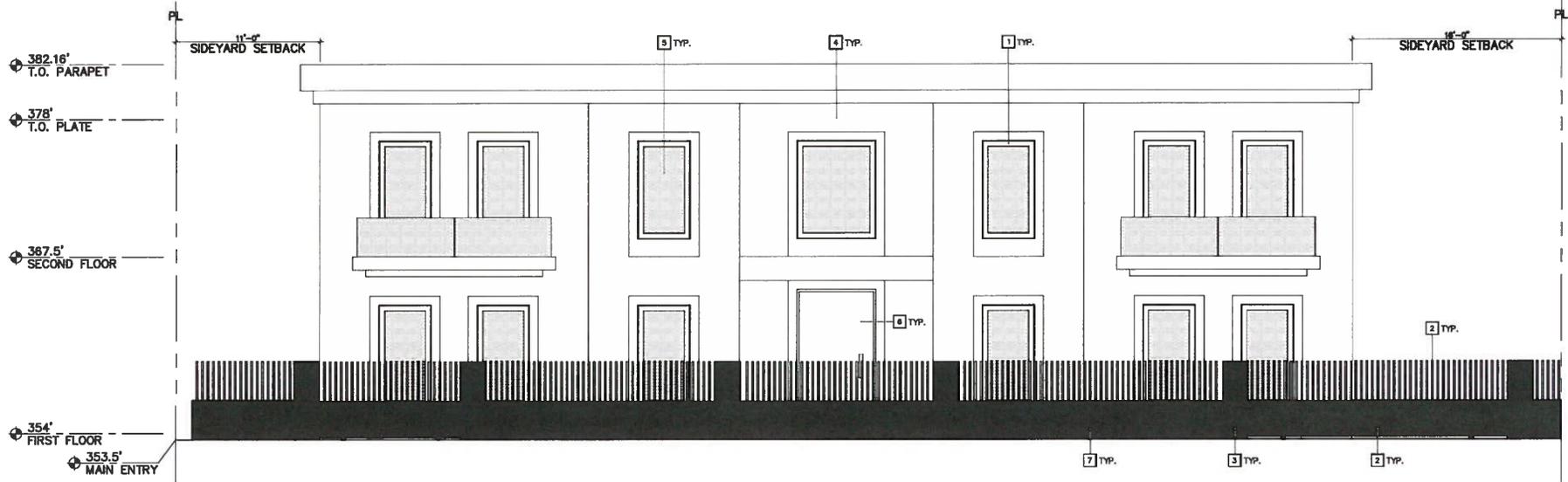


SOUTH ELEVATION
 SCALE: 3/32"=1'-0"
 0 1 2 3 4 5 10 15 FT

GABBAY ARCHITECTS
 100 W. WASHINGTON ST., STE. 110 BEVERLY HILLS, CA 90212
 TEL: 310.274.8888 FAX: 310.274.8889

PROJECT NO.	711 N. HILLCREST
DATE	05-14-15
PROJECT	FRONT, REAR ELEVATION
SCALE	3/32"=1'-0"
PROJECT NO.	A2.6

711 N. HILLCREST RD.
 BEVERLY HILLS, CA 90210



FRONT ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

BUILDING ELEVATIONS KEY NOTES

- 1 ALUMINUM WINDOW FRAME
(TYMAR 7000 2 COAT MCA, GRAPHITE GRAY MCA#2)
- 2 GATE/FENCE
(TYMAR 7000 2 COAT MCA, GRAPHITE GRAY MCA#2)
- 3 6" HIGH POST W/ TILE FINISH
(MARK GYPSUM MATT)
- 4 TILE FINISH
(MARK GYPSUM MATT)
- 5 GLASS
(ATLANTICA GLASS)
- 6 DOOR
(to match GRAPHITE GRAY for ALUMINUM)
- 7 SMOOTH STUCCO FINISH
(DEB300 Dark Engine LRV5)

GABBAY ARCHITECTS
 1101 WILSHIRE BLVD., SUITE 1000, BEVERLY HILLS, CA 90210
 TEL: 310.274.0000

PROJECT TITLE	DATE
(N) FRONT ELEVATION SHOWING GATE	05-14-15
PROJECT NO.	711 N. HILLCREST RD. BEVERLY HILLS, CA 90210
SCALE	1/8"=1'-0"
DESIGN F.P.	PROJECT NO.
DATE	05-14-15
PROJECT NO.	A4.1



COLORED FRONT ELEVATION WITHOUT LANDSCAPE



COLORED FRONT ELEVATION WITH LANDSCAPE

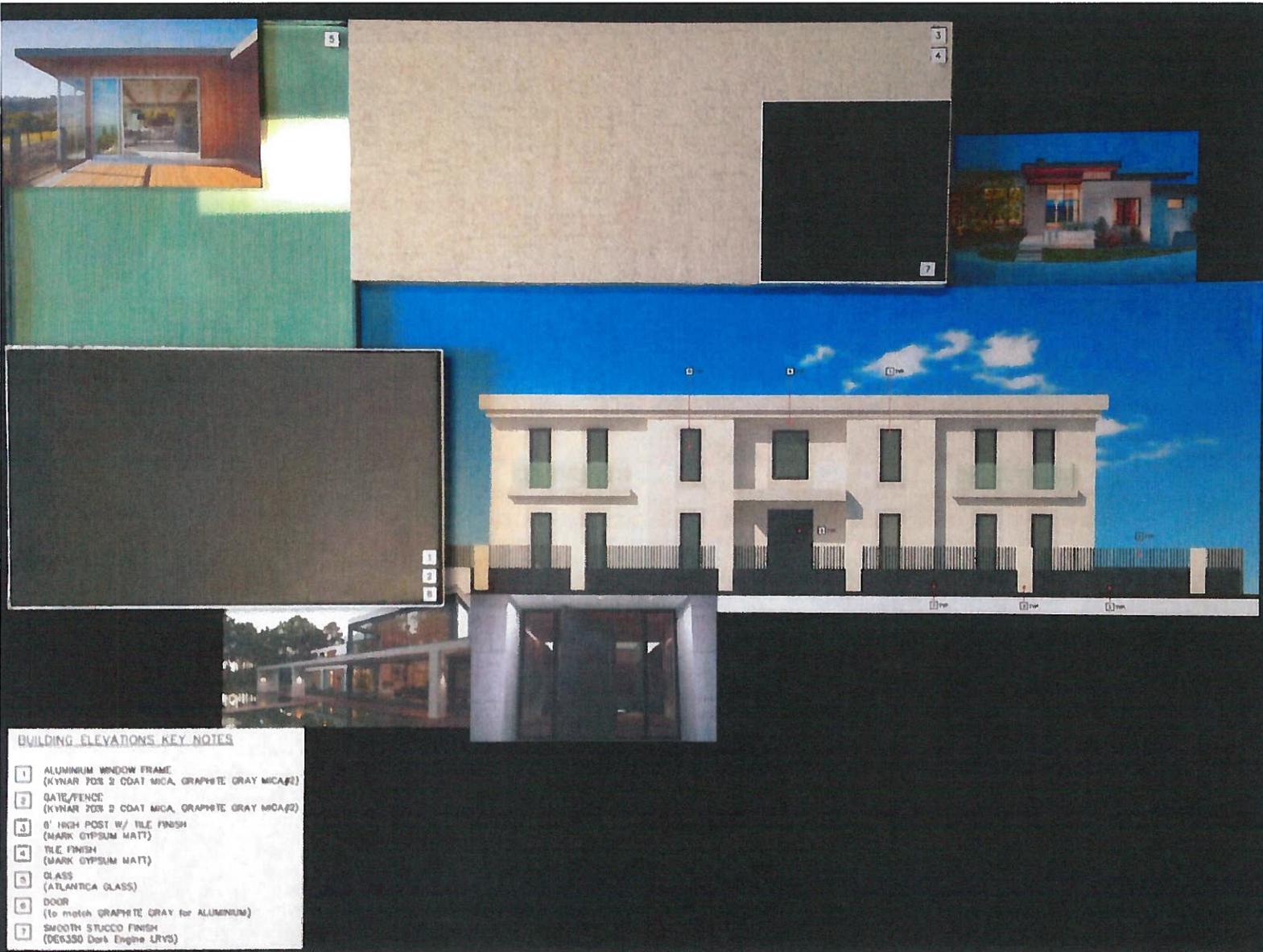
<p>GABBAY ARCHITECTS <small>1101 N. HILLCREST RD., STE. 110 BEVERLY HILLS, CA 90210 TEL: 310.274.0000 FAX: 310.274.0001</small></p>		<p>PROJECT TITLE</p>	<p>DATE</p>
		<p>(N) COLOR FRONT ELEVATION</p>	<p>DATE</p>
<p>PROJECT FILE</p>	<p>DATE</p>	<p>PROJECT FILE</p>	<p>DATE</p>
<p>711 N. HILLCREST RD. BEVERLY HILLS, CA 90210</p>		<p>3/22-11-0</p>	<p>CS-14-15</p>
		<p>A4.2</p>	<p>REVISIONS</p>



GABBAY ARCHITECTS <small>100 N. WILSON BLVD., STE. 111, BEVERLY HILLS, CA 90210 TEL: 310.274.8888 FAX: 310.274.8889</small>		<small>PROJECT TITLE</small> 3D VIEW 1	<small>DATE</small> 05-14-15	<small>PROJECT NO.</small> A7.1
		<small>PROJECT TITLE</small> 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	<small>OWNER F.P.</small> [REDACTED]	<small>DATE</small> 05-14-15



GABBAY ARCHITECTS <small>1000 Wilshire Blvd., 11th Fl., Beverly Hills, CA 90210 Tel: 310.279.0000 Fax: 310.279.0001</small>	
SHEET TITLE 3D VIEW 2	OWNER F.P. TITLE
PROJECT TITLE 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	SHEET NO. A7.2



BUILDING ELEVATIONS KEY NOTES

- 1 ALUMINUM WINDOW FRAME
(KYNAR 70R 2 COAT MICA, GRAPHITE GRAY MICA#2)
- 2 GATE/FENCE
(KYNAR 70R 2 COAT MICA, GRAPHITE GRAY MICA#2)
- 3 6' HIGH POST W/ TILE FINISH
(MARK GYPSUM MATT)
- 4 TILE FINISH
(MARK GYPSUM MATT)
- 5 GLASS
(ATLANTICA GLASS)
- 6 DOOR
(to match GRAPHITE GRAY for ALUMINUM)
- 7 SMOOTH STUCCO FINISH
(DEK350 Dark Engine URYS)

711 N. HILLCREST RD.
BEVERLY HILLS, CA 90210

GABBAY ARCHITECTS
100 W. WASHINGTON ST., SUITE 100, BEVERLY HILLS, CA 90210
 TEL: 310.274.8888 FAX: 310.274.8889

PROJECT FIELD	DATE
SAMPLE MATERIAL BOARD	SCALE
DRWN F.P.	DATE
PROJECT FIELD	DATE

711 N. HILLCREST RD.
BEVERLY HILLS, CA 90210

05-14-15

A8.1



CINNAMOMUM CAMPHORA
CAMPHOR TREE



FICUS MICROCARPA
INDIAN LAUREL FIG



PHOENIX CANARIENSIS
ISLAND DATE PALM



ESCALLONIA 'FRADESII' CANARY
PINK PRINCESS ESCALLONIA



RAPHIOLEPIS INDICA 'CLARA'
INDIA HAWTHORN



NANDINA DOMESTICA
HEAVENLY BAMBOO



RAPHIOLEPIS INDICA 'BALLERINA'
INDIA HAWTHORN
3' MAX. HEIGHT

REVISIONS	DATE



HILLCREST RESIDENCE
711 HILLCREST
BEVERLY HILLS, CA 90210

PROPOSED PLANTING
ELEVATION

DATE:
4-28-2015
DRAWN BY:
PLG
JOB NO.:

SCALE:
PER PLAN
SHEET NO.
LP.3
OF 9 SHEETS



CINNAMOMUM CAMPHORA
CAMPHOR TREE

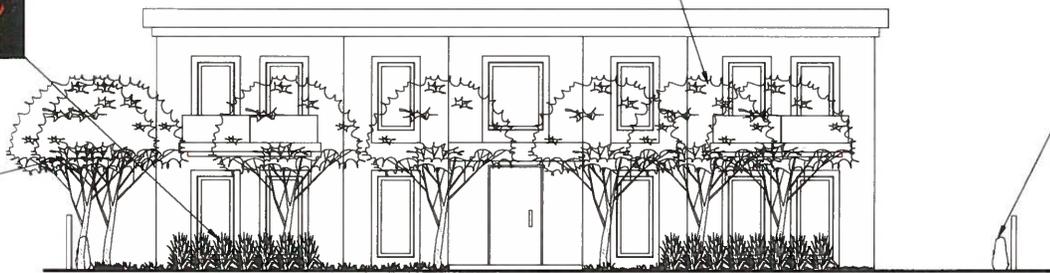


NANDINA DOMESTICA
HEAVENLY BAMBOO
3' MAX. HEIGHT

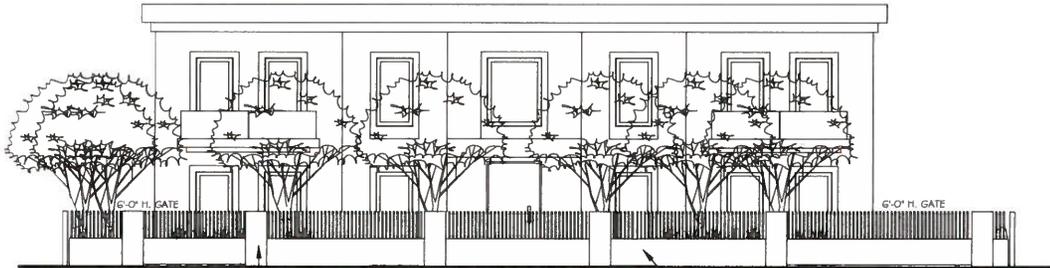


RAPHIOLEPIS INDICA 'BALLERINA'
INDIA HAWTHORN
3' MAX. HEIGHT

EXISTING TREES



FRONT ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION W/FENCE AND GATE
SCALE: 3/16"=1'-0"

6'-0" H. GATE

6'-0" H. GATE

6'-0" H. PILASTERS (TYP)

3'-0" OPEN FENCE OR 3'-0" BLOCK WALL

REVISIONS	DATE
CITY PLAN CK REV'S 8-16-13	

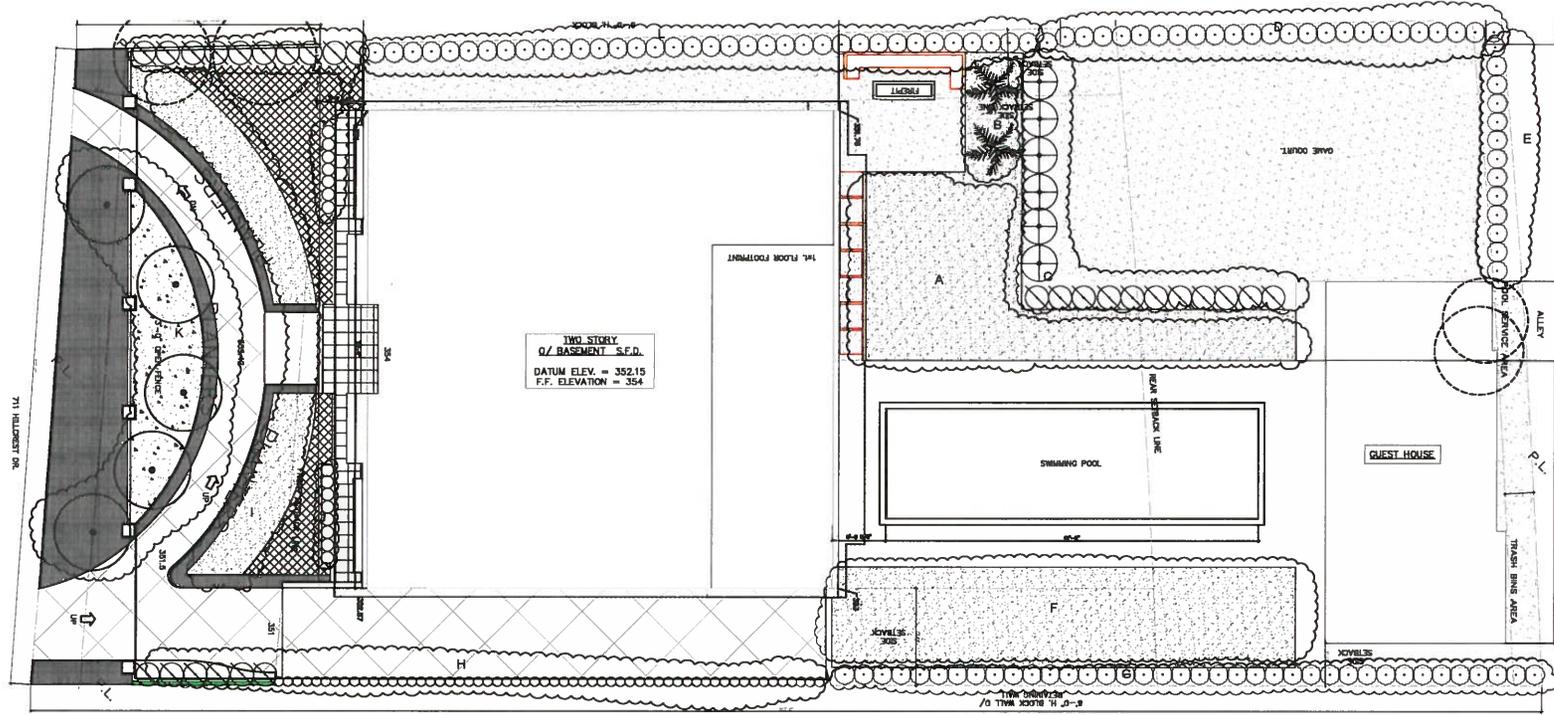


HILLCREST RESIDENCE
711 HILLCREST
BEVERLY HILLS, CA 90210

HYDROZONE
PLAN

DATE:
12-26-2014
DRAWN BY:
RAC
JOB NO.:

SCALE:
PER PLAN
SHEET NO.
LH2.1
8 OF 9 SHEETS



TWO STORY
D/ BASEMENT S.F.D.
DATUM ELEV. = 352.15
F.F. ELEVATION = 354

HYDRO ZONE	SQ FT	% OF TOTAL AREA	PLANT TYPE	PLANT FORM	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER/NUMBER	ZONE PRESSURE	PRECIP RATE	ZONE GPM	CONTROLLER STATION
A	1380	27.5%	L	SOD	SU	TURF	SUN-MOST OF DAY	D	NETAFIM DRIFLINE	30	.63	8.0	A5
B	400	7.9%	L	5G	SU	MED-TALL SHRUBS	PART SUNSHADE	B	RAINBIRD BUBBLER	30	.63	4.0	A4
C	50	1.0%	L	24B	SU	TREES	PART SUNSHADE	B	RAINBIRD BUBBLER	30	.63	4.0	A3
D	265	5.3%	L	24B	SU	MED-LOW SHRUBS	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	8.0	A2
E	170	3.4%	L	24B	SU	MED-LOW SHRUBS	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	2.0	A1
F	1250	24.5%	L	SOD	SU	TURF	SUN-MOST OF DAY	D	NETAFIM DRIFLINE	30	.63	9.0	A6
G	300	5.9%	L	24B	SU	MED-TALL SHRUBS	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	5.0	A7
H	140	1.5%	L	1G, 5G	SU	MED-LOW SHRUBS	PART SUNSHADE	B	RAINBIRD BUBBLER	30	.63	5.0	A8, A13
I	670	13.2%	L	SOD	SU	TURF	SUN-MOST OF DAY	D	NETAFIM DRIFLINE	30	.63	5.0	A10
J	210	4.2%	L	15G	SU	MED-LOW SHRUBS	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	4.8	A11
K	125	2.5%	L	72B	SU	TREES	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	5.0	A9
L	125	2.5%	L	24B	SU	MED-TALL SHRUBS	PART SUNSHADE	B	RAINBIRD BUBBLER	30	.63	4.5	A12

HYDROZONE BASIS		IRRIGATION METHOD	
T	TURF	SE	SEED
H	HIGH	SO	SOD
M	MEDIUM	F	FLAT
LVL	LOW, VERY LOW	P	PLUS
O	OTHER	Q	QUART
		1G	1 GALLON
		5G	5 GALLON
		15G	15 GALLON
		24	24 BOX
		36	36 BOX
		48	48 BOX
		PL	PLANT TYPE
		D	DRIP
		IR	IRRIGATION METHOD
		SU	SUN EXPOSURE
		SO	SOIL TYPE
		SL	SLOPE
		O	OTHER
		SP	SPRAY
		S	SMALL ROTOR
		L	LARGE ROTOR
		B	BUBBLER
		M	MICROSPRAY
		O	OTHER
		SP	SPRAY

* BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (PROCESSED) PUBLISHED BY STATE OF CALIFORNIA PER WATER REQUIREMENTS

HOLD HARMLESS AND INDEMNIFICATION CLAUSE
CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS AGREEMENT SHALL APPLY TO ALL CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES:
1. THIS PROJECT WILL COMPLY WITH: 2007 CEC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.
NO BRUSH, WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS OR WASTE WATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, BUTTER, OR STORM DRAIN SYSTEMS.

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



Design Review Commission Report

455 North Rexford Drive

June 4, 2015

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 **A NEW TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **711 HILLCREST ROAD (PL1507304)**.

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

Section 1. **Hamid Gabbay**, agent, on behalf of **Dan Rosen**, 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 **711 Hillcrest 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. 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 **June 4, 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

No project specific conditions.

Standard Conditions

1. **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.
2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder.

If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. **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.

9. **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: **June 4, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission